



**Development Site**  
**Frizington Road, Frizington,**

**Mitchells** SINCE 1873  
LAND & PROPERTY





*Guide Price £250,000*

[www.mitchellslandagency.co.uk](http://www.mitchellslandagency.co.uk)

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**Frizington Road Development site** is an Exciting Opportunity to Purchase a Useful Block of Land which holds Development Potential, Subject to Planning. Extending in Total to approx. 7,640m<sup>2</sup> (1.89ac).

Services being gas, electricity, sewers, and water mains are available either on site or in the adjacent road.

### Additional Land

Adjacent to the site there is a further block of agricultural land extending to approx. 4.09ha (10.13 Acres). This land is available by separate negotiation.

### Location

Whitehaven 5 miles | Cockermouth 10 miles | Keswick (Lake District) 23 miles | Penrith (M6) 40 miles

The property is within walking distance of shops and just a stone's throw from Frizington community Primary School. The village is not far from either the quieter western lakes and surrounding fells of the picturesque Cumbrian coastline and is an excellent place from which to use as a base to explore either.

Field to East of 178 Frizington Road, Frizington



Location Plan shows area bounded by 303542.19, 516597.27 303542.19, 516797.27 (at a scale of 1:1250), OSG45Ref: NY 3441669. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.  
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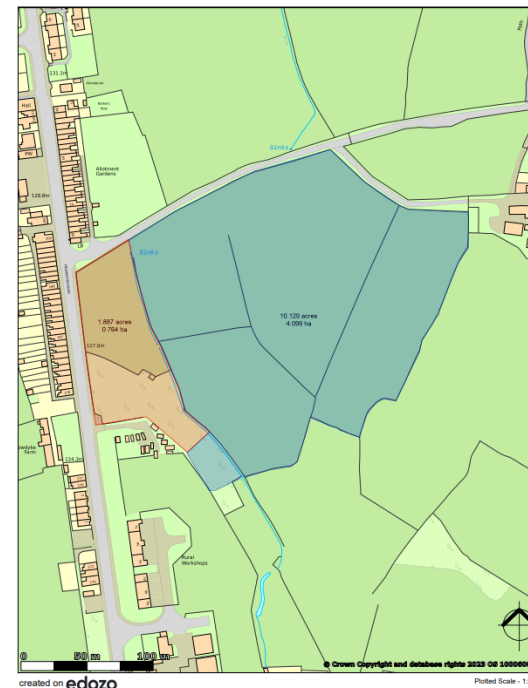
EXISTING LOCATION PLAN 1 : 1250

Field to East of 178 Frizington Road, Frizington



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PROPOSED LOCATION PLAN 1 : 1250



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## METHOD OF SALE

The property is offered for sale by Private Treaty in a single lot. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

## VIEWING

Strictly by arrangement with the Sole Agents:

Mitchells Land and Property, Lakeland Agricultural Centre, Cockermouth, Cumbria, CA13 0QQ.

Tel: 01900 822016. Email: [info@mitchellslandagency.co.uk](mailto:info@mitchellslandagency.co.uk)

## PLANNING

Planning Advice - Should you require any further discussion regarding the planning potential or submissions, Mitchells will be able to help and can be contacted [stuart.woodall@mitchellslandagency.co.uk](mailto:stuart.woodall@mitchellslandagency.co.uk)

## TENURE AND TITLE:

The property has freehold title and vacant possession will be given on completion. The property is sold subject to all existing burdens (covenants, wayleaves, rights of way, easements, quasi- easements, rights of access, ancient monuments, etc.) whether public or private and whether constituted in the title deeds or not. The purchasers will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendor's solicitor in order to do so.

## MINERAL RIGHTS:

Further information can be obtained from the agents upon request.

## LOCAL AUTHORITIES

Authorities Cumbria County Council, The Courts, Carlisle, Cumbria, CA3 8NA Email: [information@cumbriacc.gov.uk](mailto:information@cumbriacc.gov.uk) Web: [www.cumbria.gov.uk](http://www.cumbria.gov.uk)

Copeland Borough Council, The Market Hall, Market Place, Whitehaven, CA28 7JG Tel: 01946 598300 Email: [info@copeland.gov.uk](mailto:info@copeland.gov.uk) Web: [copeland.gov.uk](http://copeland.gov.uk)

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken September 2023. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; *Promap* mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error. Only those items referred to in the text of these particulars are included. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Vendor's solicitor. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.