

FOR SALE



SECURE COMMERCIAL YARD & POTENTIAL DEVELOPMENT LAND
ROWRAH • FRIZINGTON

**CARIGIET
OWEN**

Location

Situated on the western edge of the Lake District National Park, Rowrah enjoys excellent road links via the A5086 between Cockermouth and Egremont. Whitehaven and Workington are both within approximately 7 miles, while Sellafield, one of Cumbria's largest employers, is around 8 miles to the south.

The site is well positioned to serve businesses across West Cumbria, with convenient access to the regional motorway network via the M6 at Penrith and Carlisle each approximately 38 miles (c. 50 minutes) distant.

What3Words location: **///extremely.apply.engages**

Description

An excellent opportunity to acquire a versatile 2.38 acre commercial site comprising a secure enclosed compound together with adjoining potential development land. The main compound extends to approximately 1.38 acres and is fully enclosed by steel palisade fencing with two gated access points. The surface is predominantly compacted hardcore with tarmac entrances and a concrete pad area, offering a solid base for portacabin/ temporary building siting if required.

Adjoining the compound is a further 1.00 acre parcel of largely undeveloped land. The plot is partly surfaced with compacted hardcore, with the remaining area laid to grass that gently slopes down towards a beck along the eastern boundary. The plot is well-defined by timber post and wire fencing, with a section of traditional stone wall.

The property is suitable for a variety of commercial uses and offers an excellent opportunity for owner-occupiers, investors seeking rental income, or purchasers looking to explore future development potential, subject to obtaining the necessary planning permissions and other consents.

The approximate boundaries of the site are shown outlined in red on the accompanying images.



Site Area

Description	Area Acres	Area Sq M
Secure Compound	1.38	5,596
Undeveloped Land	1.00	4,030
Gross Site Area	2.38	9,626



Special Conditions

The property benefits from existing use rights for storage, parking, agricultural and related rural uses. An 80-year covenant restricts alternative uses unless varied by agreement with the original vendor. Any approved change to a higher-value use may trigger an overage payment equivalent to 10% of the uplift in value generated by that consent. Purchasers are advised to take independent legal advice regarding the covenant and overage provisions

Sale Terms

The freehold interest is offered for sale at a guide price of **£250,000**.

Services

We understand the site has connections available for mains water and electricity. Services have not been tested and interested parties should rely on their own investigations to confirm suitability.

VAT

We understand VAT is not payable on the purchase price.

Costs

Both parties will bear their own legal and professional costs involved in the transaction.

Viewings

Strictly by appointment with the sole agent, Carigiet Cowen, via prior arrangement. For further information, please contact:

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