

Land at Rockcliffe

CARLISLE, CUMBRIA, CA6 4AA

For Sale by Informal Tender



savills

Boundary lines are approximate

KEY HIGHLIGHTS

- Excellent residential development opportunity
- Detailed planning consent for the delivery of five detached executive dwellings, which has been implemented into perpetuity
- Highly sought after village location on the outskirts of Carlisle
- 2.69 acres (1.09 hectares)
- Informal tenders sought by noon Friday 10th July 2026

LOCATION

The property is located in the sought after village of Rockcliffe on the outskirts of Carlisle, Cumbria. Rockcliffe is located approximately 4.5 miles north west of Carlisle City centre, 5 miles south east of Gretna and 11 miles west of Brampton. The village of Rockcliffe acts as a gateway village separating the Scottish border in the north to Carlisle and the Lake District National Park in the south.

Road access to Rockcliffe is provided by Parkhouse Road which, in turn, connects directly onto the M6 (M) via the A689.

Road connections are available via Junction 44 of the M6, offering efficient north-south routes to Penrith, Lancaster, Manchester and Birmingham, as well as onward access to Scotland, including Glasgow and Edinburgh.

Forming part of the West Coast Mainline, Carlisle Railway Station provides direct connections to various regional and national destinations including Newcastle upon Tyne, Manchester, Leeds, Glasgow, Edinburgh and London Euston. Carlisle Airport is located 8.5 miles to the east.

Rockcliffe is principally residential in nature but accommodates a range of alternative uses including a pub, community centre, primary school and a church. The River Eden forms a natural geographical barrier to the west of the village, allowing residents to enjoy countryside walks along the waterfront.

Kingstown Retail Park, found at Junction 44 of the M6, immediately south west of Rockcliffe, provides extensive retail and leisure provision. Representation is provided from various nationally recognised retailers including M&S Food, Next, McDonalds, Starbucks and Asda, as well as others.



DESCRIPTION

The site is broadly rectangular in shape, extends to approximately 2.69 acres (1.08 hectares) and is utilised as undeveloped scrub land. The site comprises two fields which are separated by a mature hedgerow running through the centre.

The site is made secure by a mix of fences and hedgerows, also accommodating trees along the north and southern boundaries.

The site is bounded by grazing land to the north, an unnamed highway to the east and west, and Rockcliffe Church of England Primary School to the south,

PLANNING

The site falls under the jurisdiction of Cumberland Council. The western aspect of the site benefits from Detailed planning consent for the development of five executive dwellings, which was approved in June 2020 under reference number 20/0091. The planning consent has been implemented and crystallised in perpetuity.

The supporting table below confirms the accommodation schedule of the consented scheme.

Plot	Type	Beds	Garage	Size (sq. ft.)
1	Detached	5	Single Integral	2,715
2	Detached	4	Single Integral	2,368
3	Detached	4	Single Integral	2,368
4	Detached	4	Single Integral	2,475
5	Detached	5	Double detached	3,121
TOTAL				13,044

The table above shows the scheme will comprise a mix of four (60%) and five bed homes (40%), all of which will be detached in nature and will be delivered as Market Sale tenure. The four beds will range from 2,368 to 2,475 sq. ft., whilst the five beds will range from 2,712 to 3,121 sq. ft. The total accommodation shall extend to 13,044 sq. ft.

Plots 1 to 4 will have integral single garages whilst plot 5 will benefit from having a double detached garage. The layout plan below shows that access to the site will be provided exclusively from the west. The eastern field does not have any form of planning consent.

As the site benefits from having detailed planning consent, which has been crystallised into perpetuity, it therefore presents developers with a rare and unique opportunity to bring forward a high-quality housing scheme in a sought after Cumbrian location. Subject to planning permission and all other necessary consents, there may be an opportunity to deliver further housing on the eastern parcel of the site.



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SERVICES

Interested parties are advised to make their own enquiries of the utilities companies in respect of service provision to the site.

TENURE

The property is owned freehold under Title number CU163547 and will be sold with vacant possession.

VIEWINGS

The site can be viewed from the unnamed highways which border the site to the east and west. Access onto the site is by strict appointment only with Sole Selling Agent, Savills.

LEGAL AND SURVEYING FEES

The purchaser is responsible for their costs incurred. The purchaser is also required to pay a contribution towards the vendor's reasonable legal and surveyors fees equating to 2% of the net purchase price, payable on legal completion.

VAT

Each party is to be responsible for their own legal and surveying fees incurred in the transaction.

INFORMATION PACK

An Information Pack is available upon request, which includes the following documents:

- Title Register & Plans;
- Planning application documents relating to application reference 20/0091;
- Aerial photography; and
- Pro Map plans.





Approved site layout plan which forms part of the detailed planning consent (ref: 20/0091)

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IMPORTANT NOTICE

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METHOD OF DISPOSAL

We are instructed to dispose of our client's freehold interest via an Informal Tender.

Tenders are requested by noon Friday 10th July 2026. Tenders are to be submitted directly to:

Glenn Laws (glenn.laws@savills.com), David Craig (david.craig@savills.com) and Nick Yeeles (nick.yeeles@cumberland.gov.uk).

Bidders are asked to provide the following information:

- Purchase price and deposit;
- Detail of any conditions attached to the offer;
- Supporting layout plan (if applicable);
- Proof of funds;
- Timescales for exchange and completion; and
- Full solicitor details.

Bids should clearly stipulate any conditions attached to them. Bids which the vendor and/or Sole Selling Agent Savills consider having onerous or unusual conditions may not be considered.

Our client is not obliged to accept the highest or indeed any offer, or will be required to exchange contracts at any time. All offers received are subject to contract.

Please note that Overage and Clawback provisions may be incorporated into the sales contract documentation.

CONTACT

For further information please contact:

Glenn Laws MRICS

Associate Director
glenn.laws@savills.com
07971 593 026

David Craig MRICS

Director
david.craig@savills.com
07970 680 670

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