

Holmewood House

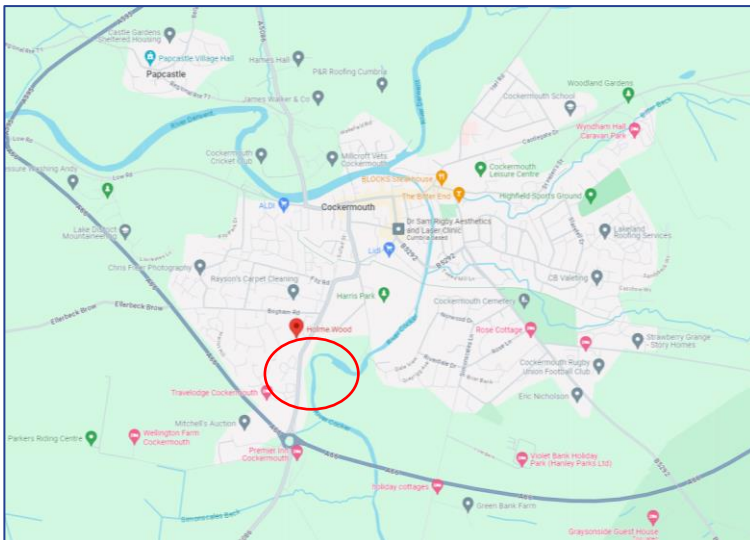
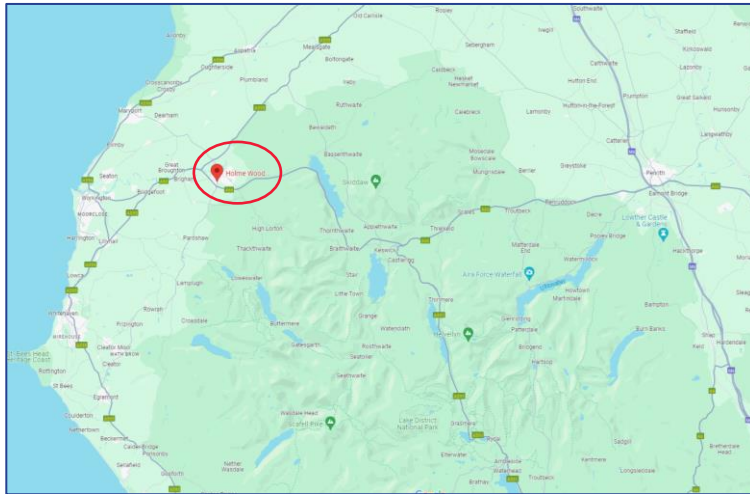
Lamplugh Road, Cockermouth, Cumbria CA13 0DP



- Landmark 26-bed property
- Large site, situated close to Cockermouth town centre
- Freehold Vacant Possession
- Established residential care home
- Exciting refurbishment / repurposing opportunity
- Scope for redevelopment to a variety of alternative uses (subject to planning)
- Offers Invited

**On behalf of Joint
Administrators**

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Description

This landmark property comprises a two-storey period building set over two principal floors, with additional attic rooms and basement. In addition, a two-storey modern extension, car park, gardens and grounds are situated on the site.

In its current configuration, the property provides the following:

- **Basement:** boiler room, laundry room and storage.
- **Ground floor:** lounges, dining room, kitchen, hallway, WC, laundry and lift, 10 bedrooms and associated bathrooms, and staff areas including offices
- **First floor:** 17 bedrooms, sitting room, staff areas and lift.
- **Second floor:** 1 bedroom flat.

Accommodation

Floor	GIA (sq ft)	GIA (sq m)
Basement	560	52.0
Ground Floor	5,490	510.0
First Floor	4,984	463.0
Second Floor	1,572	146.0
Total	12,606	1,161.0

Location

- Gateway site into Cockermouth
- Close to northern boundary of the Lake District National Park
- Easy access to A66, linking west coast Cumbria to Penrith, 31 miles east, with national motorway and railway network access
- Situated 14 miles southeast of Keswick, the northern hub of the Lake District National Park

Situation

Nearby amenities include:

- Public transport services
- Lakeland Business Park
- Cafes, restaurants and pubs
- Harris Park

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Potential Uses

The property has an established use as a residential care home, with a previous CQC registration for 26 beds. The facility has historically been well-maintained and effectively operated, although the operator recently ceased to trade.

It is, therefore, considered that continued use as a care home will be viable, subject to the appropriate licences and registration.

The property also offers scope for refurbishment, reconfiguration and has development potential for various alternative uses, including for hospitality and leisure purposes, residential and other uses (subject to planning).

Interested parties are encouraged to make their own enquiries in relation to alternative uses.



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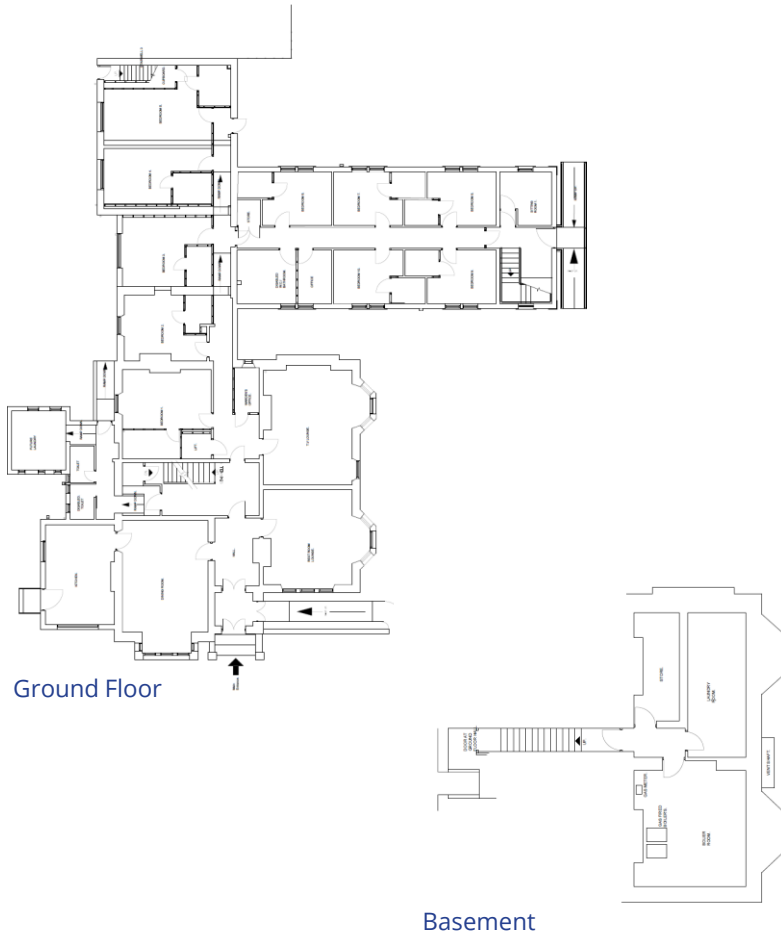


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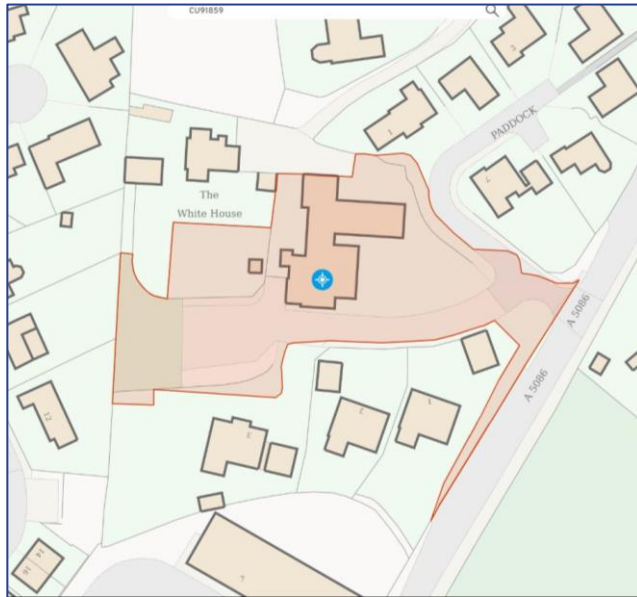


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Floorplans

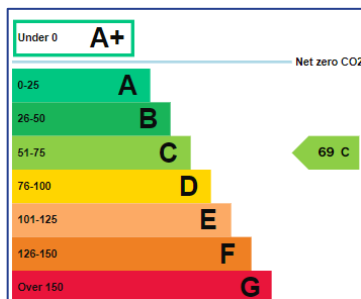


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EPC

Energy rating 69 C, valid until December 2029.



Services

We understand that mains gas, water, electricity and drainage are connected.

Planning

The property is situated within Cumberland Council and any enquiries regarding planning should be directed to the Council at Allerdale House, Workington, Cumbria CA14 3YJ / 0300 373 3730.

Rateable Value

We understand that the property is not assessed for business rates.

Tenure

Freehold with Vacant Possession.

VAT

We understand that VAT is not applicable.

Proposal

Offers Invited.

The property is offered for sale by private treaty, on behalf of Joint Administrators who act as agent without personal liability and will be unable to provide replies to enquiries, title guarantee or warranties.

Contacts

For further information or to arrange an inspection of the property, please contact:



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