



## Development Site at Jubilee Gardens, Bigrigg

Guide Price: £550,000

- 0.75 ha or thereabouts
- Land due to be allocated in the Copeland Borough Council Local Plan
- For Sale by Private Treaty

# Introduction

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The development land at Bigrigg represents an opportunity to continue with the second phase of development following completion of the first phase in 1999/2000. The right of access serving the area of land, due to be allocated for housing within the forthcoming Copeland Borough Council Local Plan, links off the A595 via the existing driveway to the Jubilee Gardens development.

The site is in an excellent location with close by utilities and in an area where demand for new build residential property continues to be strong.

## Directions

From Whitehaven, travel out of town via Inkerman Terrace, turning right at the traffic lights on to the A595. Travel south for approximately 3.5 miles into Bigrigg. Carry on past the Texaco garage and take the first right after the traffic lights into Jubilee Gardens. Travel straight ahead through Jubilee Gardens and the land can be found at the end of the road.

## Location

The popular village of Bigrigg is located on the A595 approximately 3.5 miles from Whitehaven and 1 mile from Egremont, both of which offer a wide range of amenities including shops, schools and leisure facilities. The delights of the Lake District National Park are also within easy reach as too are many other attractions on the west coast, such as the beaches at Seascale and St Bees, and nearby Muncaster Castle.

## Access

The site which will be accessed via the adjacent Jubilee Gardens development via rights retained by the Vendor.

## Services

Buyer should satisfy themselves as to the availability of the services.

## Planning

The site which measures approximately 0.74 hectares, the extent of the site is clearly marked on the Site Plan included within this brochure.

The land is due to be allocated for housing within the forthcoming Copeland Borough Council Local Plan. The Site Reference is HBI2 and is included within the Allocations Map of the Preferred Options Draft of the Local Plan.

The site has also been assessed as part of the Strategic Housing Land Availability Assessment (SHLAA) and is considered to be developable.

The site which will be accessed via the adjacent Jubilee Gardens development is anticipated to be suitable for around 19-20 dwellings. The Copeland Local Plan is expected to require provision of 10% affordable housing on sites of 11 or more dwellings.

## Planning Advice

Should you require any further discussion regarding the planning potential or submissions PFK Planning and Development will be able to help and can be contacted on [planninganddevelopment@pfk.co.uk](mailto:planninganddevelopment@pfk.co.uk) or 01768 866611. FAO Kayleigh Lancaster.

## Professional Fees

PFK's fees are to be paid by the purchaser at a rate of 2.5% plus VAT of the final sale price at the point of completion.

## General Remarks, Reservations & Stipulations

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### Method of Sale

The land at Jubilee Gardens, Bigrigg is to be offered for sale by Private Treaty as a whole.

The Vendor and sole selling Agents reserve the right to alter or divide the property or to withdraw or exclude any of the property at any time.

The Vendor reserves the right to vary any of the terms and conditions of sale or to change the method of sale without notice. For this reason, we recommend likely Purchasers should register their interest with the Selling Agents as soon as possible in order that they are kept abreast of any changes to the marketing of the land.

## Money Laundering Obligations

Under current Money Laundering Regulations relating to property transactions, the selling Agents are obliged to carry out Customer Due Diligence checks on any Purchaser prior to a transaction being completed.

## Tenure

The land is offered for sale freehold with vacant possession upon the date of completion.

## Wayleaves, Easements, Covenants & Rights of Way

The property is sold subject to all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, and water, gas and other pipes, whether or not referred to in these particulars.

Any Purchaser will have satisfied themselves as to the nature of such restrictions and are advised to contact the Vendor's Solicitors for details:

Milburns Solicitors, Oxford House, 21-23 Oxford Street  
Workington, Cumbria CA14 2AL  
Tel: 01900 67363  
Email: [pmarrs@milburnssolicitors.co.uk](mailto:pmarrs@milburnssolicitors.co.uk)  
Mr Peter Marris acting.

## Boundaries

As far as the Vendor is aware the responsibility for the boundaries are shown on the sale plan by inward facing 'T' marks. When no 'T' mark is shown no further information is available.

## Plans & Schedule of Areas

The plans attached to these particulars are based on Ordnance Survey National Grid and are for reference only. Any prospective Purchaser(s) will have deemed to have satisfied themselves of the land and schedule.

## Fixtures & Fittings

All fixtures and fittings referred to in these particulars will be included in the sale unless stated otherwise.

## Measurements

Measurements are approximate and must not be relied upon.

## Health & Safety

Given the potential hazards of agricultural property we request that you take as much care as possible when making your inspection of the property for your own personal safety. Please also respect any livestock on the property and do not cause disturbance to them.

Please also ensure that you do not block any third-party property or public highway when inspecting the land.

Please be mindful of the Government regulations with regard to COVID-19 and respect social distancing at all times when inspecting the land, both to protect yourselves and any other parties.

## Viewing & Further Information

The land at Jubilee Gardens, Bigrigg may be viewed at any reasonable daylight hour provided a copy of these particulars is to hand. For all other queries, please contact David Stout MRICS for further information by telephone on (01768) 866611 or by email: [davidstout@pfk.co.uk](mailto:davidstout@pfk.co.uk)

## 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)

## General Reservations

The right is reserved to the Vendor(s) to amend, alter and incorporate fresh provisions as appropriate in respect of the above matters.

First Edition: October 2021

Particulars Prepared: October 2021

Photographs Taken: October 2021

# Sale Plan

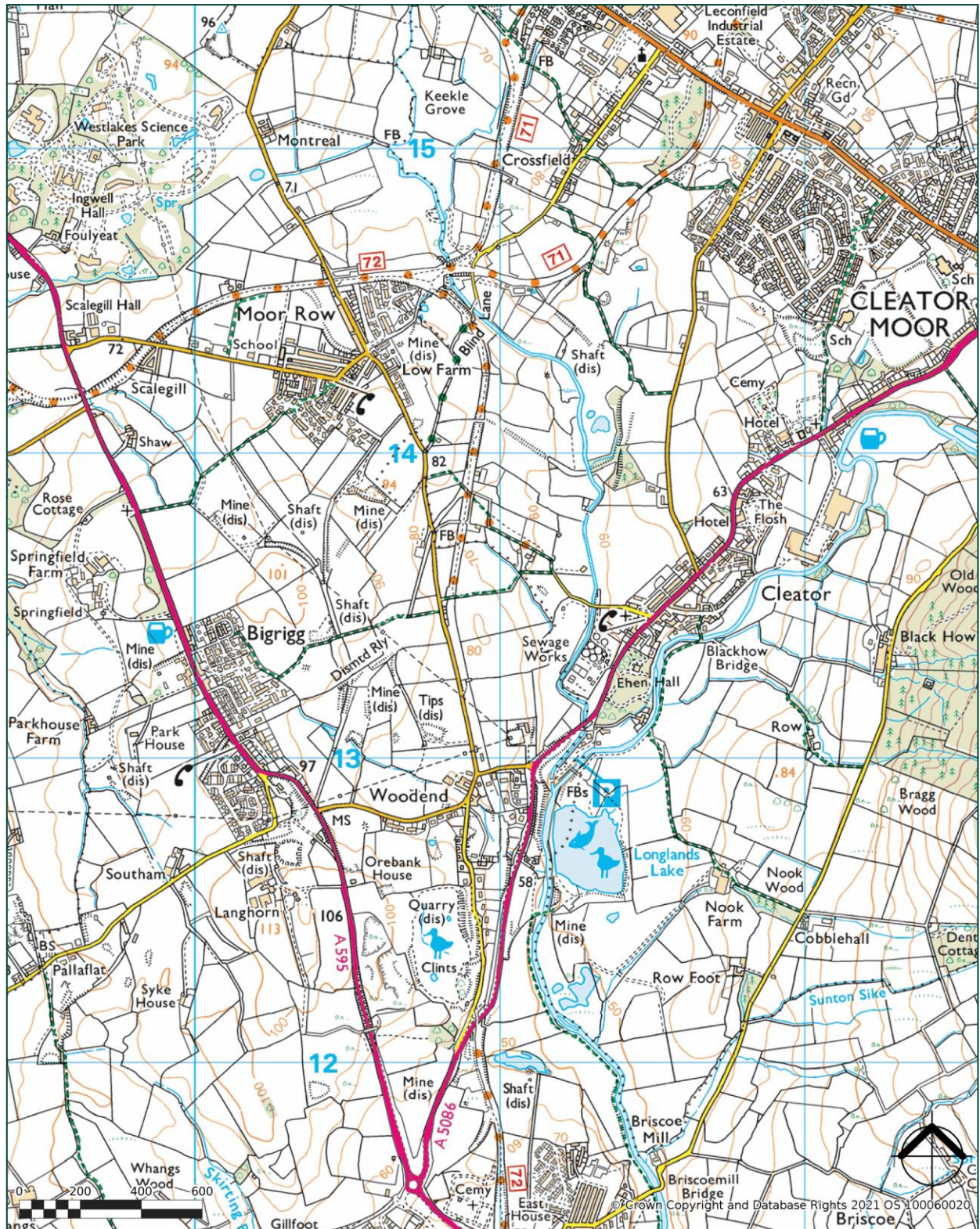


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Agricultural Hall  
Skirsgill, Penrith  
Cumbria CA11 0DN

# Location Plan

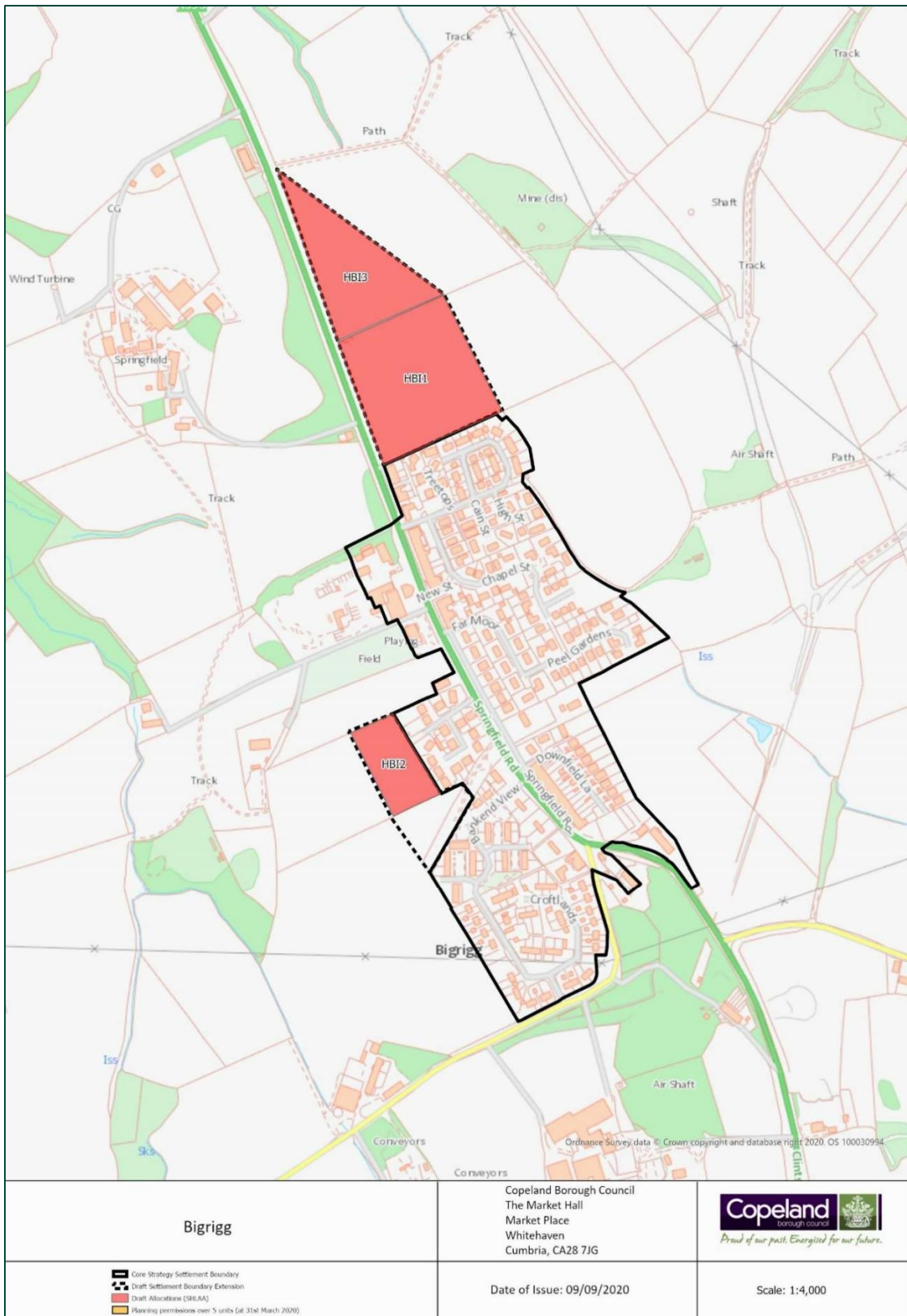


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# Land Allocation Plan



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# Disclaimer

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## **Important Notice**

Penrith Farmers' & Kidd's Plc for themselves and for the Vendor(s) or Lessor(s) of the property described in these particulars, whose agents they are, give notice that:

- (i) these particulars are produced in good faith as a general outline only and do not constitute all or any part of a contract;
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- (iv) all descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of them.

All plans, areas and schedules have been produced for reference only and are based on Ordnance Survey plans.

The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.

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Registered Number: 10553 in England

Registered Office: Agricultural Hall, Skirsgill, Penrith, Cumbria, CA11 0DN

Telephone (01768) 866611

## **Sale & Location Plans**

For Guidance Only – Not to Scale

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