



NORTH LODGE

ALLONBY, MARYPORT, CUMBRIA CA15 6QQ



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Unique opportunity to acquire a Grade II listed former Almshouse, brought to the market for the first time in its history.

Grade II Listed former Almshouse

10 individual homes with rear parking

Traditional Coach House with development potential

Field extending to about 5.49 acres (2.22 hectares) in a single field enclosure

Beautiful views overlooking the Solway Firth

In all about 6.05 acres (2.44 hectares)

Maryport 5.8 miles ♦ Silloth 7.2 miles ♦ Workington 11.6 miles ♦ Wigton 12.4 miles ♦ Carlisle 24 miles
(All distances are approximate)

The Savills logo consists of a solid yellow square with the word "savills" written in a lowercase, sans-serif font in a dark red color.

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Situation

North lodge is located in a dramatic setting on the northern edge of the seaside village of Allonby on the B5300 Coast Road, in north west Cumbria.

The house is in a prominent position, with sea views to the west onto Allonby Bay and the Solway Firth with distant views over to Criffel, to the Lake District and Skiddaw Fell to the east, Dubmill Point to the north and southern views down the coastline towards Allonby.

The house has excellent road access via the Coast Road and is 5 miles to the west of the A595 with links to the M6 motorway.

Allonby is a small rural village, on the route of the Cumbrian Coastal Way, between Maryport and Silloth, in a designated Area of Outstanding Beauty. Allonby has a long sandy beach, historically a sea-bathing resort and there was a former Smuggler's Route through the village. Allonby has a variety of amenities including Twentymans general store, Christ Church, two hotels, chip shop, tea room and a gift shop.

Wider local amenities are in Maryport and Workington to the south and Wigton and Carlisle to the east.

Historical Note

North Lodge is an attractive Grade II Listed early 19th Century Almshouse. It was built by a Thomas Richardson Esq, of Stamford Hill, London, as a mansion for his occasional residence and the two wings of the building were formed into six cottages, in which Mr Richardson allowed poor families to live rent free. The property has since be altered into 10 individual units, as accommodation for social housing. It is being brought to the market, for the first time on behalf of the charity Allonby Almshouses.

Description

The property has an approximate total gross internal measurement of 6,435 sq ft / 597 sq m and is sub-divided into 10 individual properties, with a communal area and a cellar.

The north, central and southern bays of the house are arranged over two storeys with a cellar under the central part, with the connecting bays being single storey. Cottages number 1 and 10 are arranged over two floors and include a kitchen, living room, bathroom and two bedrooms. Cottages 2, 3, 4, 5, 6, 7, 8 and 9 are arranged over one floor and include a kitchen, living room, bathroom and bedroom.

Outside

The whole property extends to about 6.05 acres (2.44 hectares) in total which includes the house and rear parking area, small garth with access via a gap in the stone wall and an attractive paddock to the rear.

The former Coach House is to the rear of North Lodge, which is of traditional sandstone construction over two storeys, now used in part for storage purposes.





Method of sale

North Lodge is offered for sale by private treaty, as a whole or in two Lots. All prospective purchasers are encouraged to register their interest with Savills.

Lot 1

North Lodge and The Coach House with associated grounds, as shown outlined red on the Sale Plan.

Lot 2

North Lodge paddock, as shown outlined blue on the Sale Plan. The field extends to about 5.49 acres (2.22 hectares) or thereabouts and is down to permanent pasture. The land is sound Grade 3 pasture, suitable for livestock grazing or mowing and is bound by post and wire fencing. It can be accessed via a field gate, round the side of the Coach House to the rear of North Lodge.

Subsidies & Grants

There are no entitlements or grants included within the sale.

General Information

Rights of Way, Easements & Wayleaves

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

Services

North Lodge has mains electricity and a mains water supply, with private drainage via septic tank. Each individual property has gas central heating via combi boiler.

Local Authority

Allerdale Borough Council, Allerdale House, Workington, Cumbria CA14 3YJ

Sporting Rights

The sporting rights are included in the sale, insofar as they are owned.

Minerals

The mineral rights are included in the sale, insofar as they are owned.

Tenure

The property forms part of Land Registry Title Number CU231016, which is owned freehold. House Nos 1 to 9 have vacant possession. No 10 is currently occupied by a residential tenant and notice has been served to deliver vacant possession.

Council Tax

Nos 2, 3, 4, 5, 6, 7, 8 and 9 North Lodge – Band A. Nos 1 and 10 North Lodge – Band B.

Energy Performance Certificate

Exempt – Grade II Listed.

Nearest Post Code

CA15 6QQ

Viewing

Strictly by appointment through the sole selling agents Savills Carlisle 01228 527586. For your own personal safety, care should be taken when inspecting the property.

Date of Information

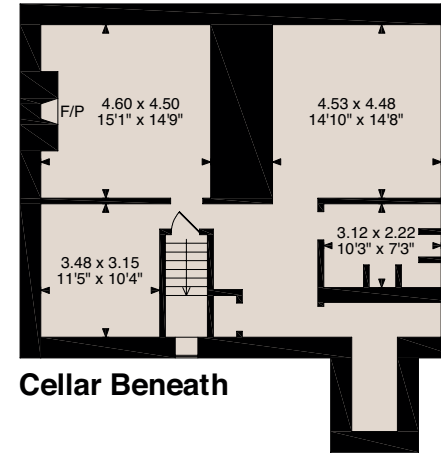
Particulars prepared – January 2019
Photographs taken – September 2018

FLOOR PLAN

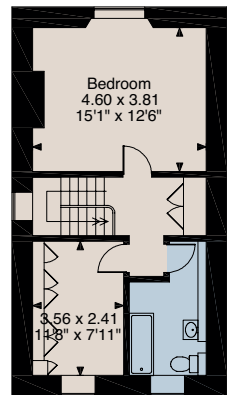
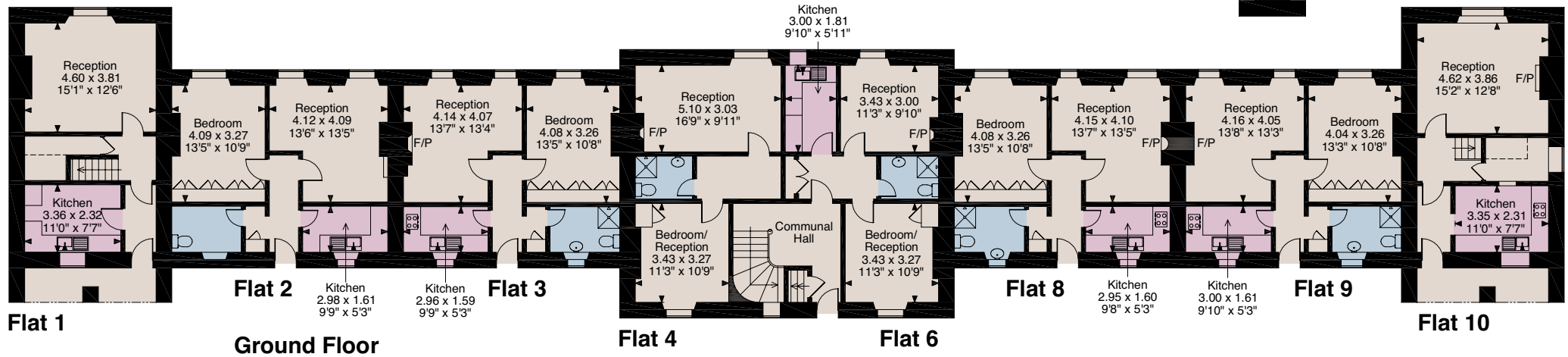
Gross Internal Area

Flat 1 = 863 sq ft / 80 sq m
 Flat 2 = 486 sq ft / 45 sq m
 Flat 3 = 484 sq ft / 45 sq m
 Flat 4 = 391 sq ft / 36 sq m
 Flat 5 = 399 sq ft / 37 sq m
 Flat 6 = 404 sq ft / 38 sq m

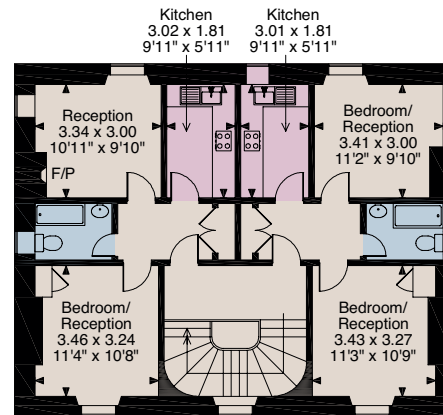
Flat 7 = 403 sq ft / 37 sq m
 Flat 8 = 488 sq ft / 45 sq m
 Flat 9 = 485 sq ft / 45 sq m
 Flat 10 = 862 sq ft / 80 sq m
 Cellar & Communal Area = 1,170 sq ft / 109 sq m
Total = 6,435 sq ft / 597 sq m



Cellar Beneath

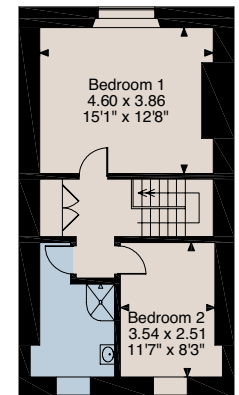


Flat 1
First Floor

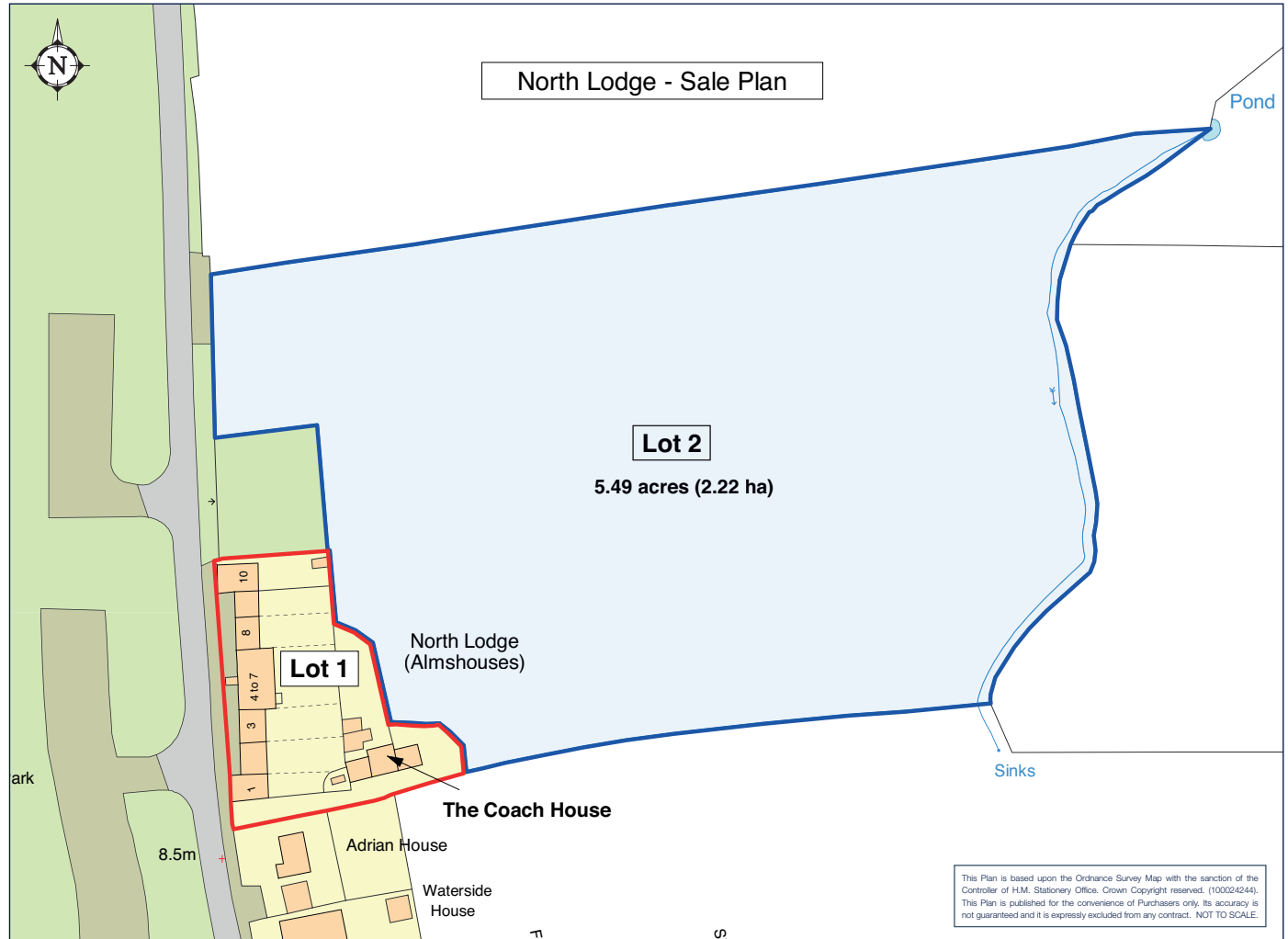


Flat 5
First Floor

Flat 7



Flat 10
First Floor



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