

# FOR SALE

2,498 Sq Ft



## FORMER POLICE STATION, EAGLESFIELD STREET, MARYPORT, CUMBRIA CA15 6HG

- Former Police Station with planning permission for 7 apartments, 2 houses and a bungalow
- Conversion and new build
- Existing area of 2,498 sqft
- Attractive, historic coastal town

DGRE

## FORMER POLICE STATION, EAGLESFIELD STREET, MARYPORT, CUMBRIA, CA15 6HG

The Former Police Station comprises a part single/part 2 storey Victorian era building constructed from red sandstone. The rejuvenation of this property with significant architectural and historic value will make a positive contribution to the area.

The property benefits from planning permission for the conversion of the former police station and court into 7 x 1 bed apartments and the demolition of the stone store to erect 1 x 1 bed bungalow and partial demolition of former stables to create 2 x 2 bed houses (planning reference: FUL/2023/0059).

### Location

The property is located just off Maryport High Street, within 0.4 miles walk (10 minutes) from Maryport railway station.

Maryport is a coastal town situated North West of the Lake District National Park, well known for its harbour and historical significance. The town benefits from transport connections, located on A596 with direct access to Workington, Cockermouth and Carlisle. Maryport Train Station provides regular connections to Carlisle and the Cumbrian Coastline.

The town benefits from many independent retailers, banks, supermarkets as well as traditional pubs and fish and chip shops. There are a number of good schools in the area, notably Maryport CE Primary, Ewanrigg Junior School and Netherhall School. Senhouse Roman Museum offers a glimpse into the areas rich Roman history with Maryport Maritime Museum shining a light on the towns seafaring past.

### Accommodation

Please see the proposed areas below relating to the current planning permission granted on the property (ref: FUL/2023/0059).

	Sq Ft	Sq M
Flat 1 (Ground Floor)	1	10.76
Flat 2 (Ground & First Floor)	1	10.76
Flat 3 (Ground & First Floor)	1	10.76
Flat 4 (Ground Floor)	1	10.76
Flat 5 (Ground Floor)	1	10.76
Flat 6 (First Floor)	1	10.76
Flat 7 (First Floor)	1	10.76
Bungalow	1	10.76
House 1	2	21.53
House 2	2	21.53
<b>TOTAL</b>	<b>2,498</b>	<b>232.06</b>

### Tenure

The property is held freehold under title numbers CU226286, CU75924, and CU286280

### VAT

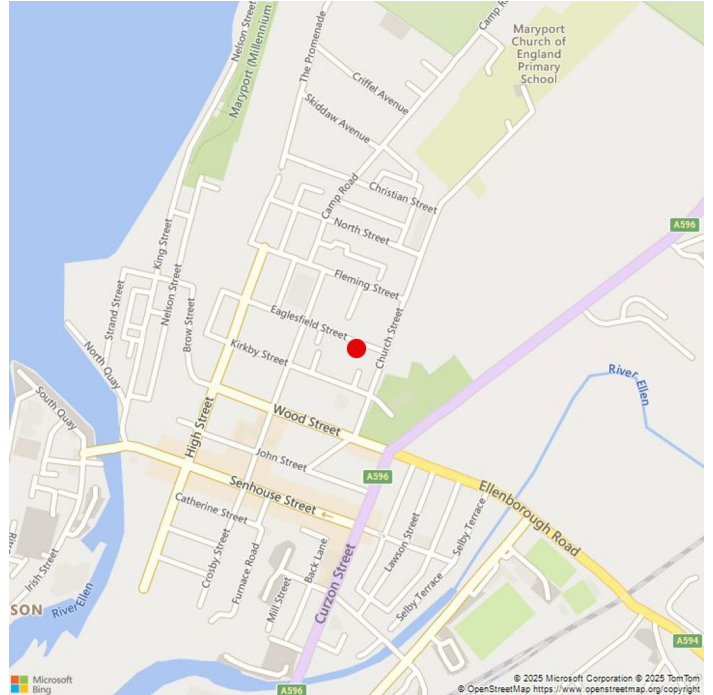
All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Stamp duty is liable at the prevailing rates.

### Planning Information

The property benefits from planning permission, granted on 7th February 2024 for 'Conversion of former police station and court into 7 apartments, demolition of former stone store to erect one bungalow and partial demolition of former stables to create two houses' (planning reference: FUL/2023/0059). Prospective purchasers or tenants should satisfy themselves that their proposed use complies with all planning regulations by making inquiries with the local planning authority.

### Legal Costs

Each party is responsible for their own legal fees in respect of this transaction.



### Additional Information

#### Price

£180,000

#### EPC

The property has expired EPC and EPC recommendation report (expired 18th November 2024) - previous rating was E.

#### Viewing

Strictly by appointment through the sole agents DGRE.

#### DGRE Agency Admin

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