

# FOR SALE

**Park Hill** Maryport

**DAVIDSON  
& ROBERTSON**



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# Park Hill

Park Hill, The Ghyll, Maryport, Cumbria,  
CA15 7BD

An ideal opportunity to acquire a substantial property with significant development potential in Ellenborough, on the outskirts of Maryport. The property was utilised as a charity day centre recently and has previously been a care home. The property consists of a traditional main house with modern annexe. In addition, there is off-street parking, lawns, terraces and patio areas. The site extends to 1.03 ac (0.42 ha).

- Traditional House with views over Maryport
- Modern Annexe
- Catering Kitchen
- Extensive Grounds
- Basement Storage
- Historical Features
- Development Potential

**For sale as a whole.**

## Selling Agents

Davidson & Robertson  
7M Lakeland Business Park  
Cockermouth  
Cumbria  
CA13 0QT

Tel: 01900 268633  
Fax: 0131 449 5249  
Email: [sales@drural.co.uk](mailto:sales@drural.co.uk)  
Web: [www.drural.co.uk](http://www.drural.co.uk)

## Situation

The property has excellent links to the west coast of Cumbria via the A596 and 5 miles to the west of the A595. The property lies outside Maryport which is serviced by supermarkets, shops schools and restaurants. There are medical facilities located close by with further services available at nearby Workington.

Maryport – 0.5 miles  
Workington – 6.5 miles  
Cockermouth – 7 miles  
Carlisle – 31 miles

## Access

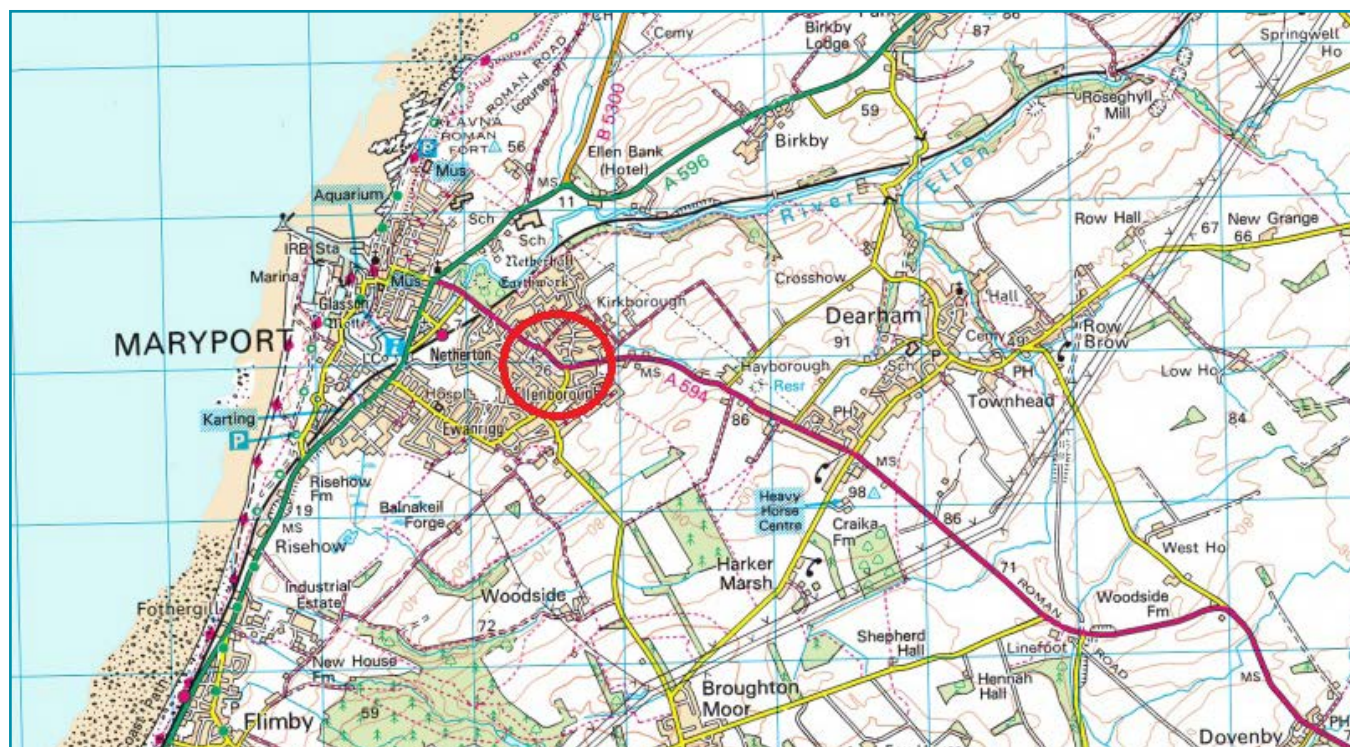
The property is accessed off the A594 from the Ashby Street junction via private driveway.

## Directions

From the A595, at the Papcastle roundabout take the A594 towards Maryport. Follow this for 5.5 miles driving past Dearham. As you approach Maryport, turn left onto Ashby Street and then turn immediately left onto the drive.

From Maryport, turn off the A596 on the Ellenborough Road east towards Dearham. After 0.5 miles, turn right onto Ashby Street and the entrance is on the left.

Satnav users should use the post code CA15 7BD



### Description

Park Hill is a former day centre that was previously a care home and a hotel. The property is ideally located in the Ellenborough suburb of Maryport with good access. The building is situated with a commanding elevation with views over towards Maryport with extensive parking and grounds.

The original property is constructed of stone and brick under a pitched tiled roof with majority double glazing. This is over four floors including a basement with a side extension utilised as a catering kitchen under a flat roof. The ground floor activity rooms benefit from original features such as covings and fireplaces. Heating is provided by a gas boiler and radiators.

The Annexe is a modern brick-built extension under a pitched tile roof. It is currently configured as multiple rooms which were residents' bedrooms, bathrooms, and a foyer. It benefits from majority double glazing with gas central heating provided by radiators.

### Accommodation

#### Basement

Stairs and Hallway leading to:

#### Storage Room 1 (5.37m x 4.21m)

Bay window to front

#### Storage Room 2 (4.58m(max) x 2.00m)

With storage cupboards

#### Storage Room 3 (5.02m x 2.83m)

#### Rear Hallway

#### Vestibule

To front door.

#### Store Room and WC (1.30m(max) x 4.57m)

#### Utility Room (2.00m x 2.30m)

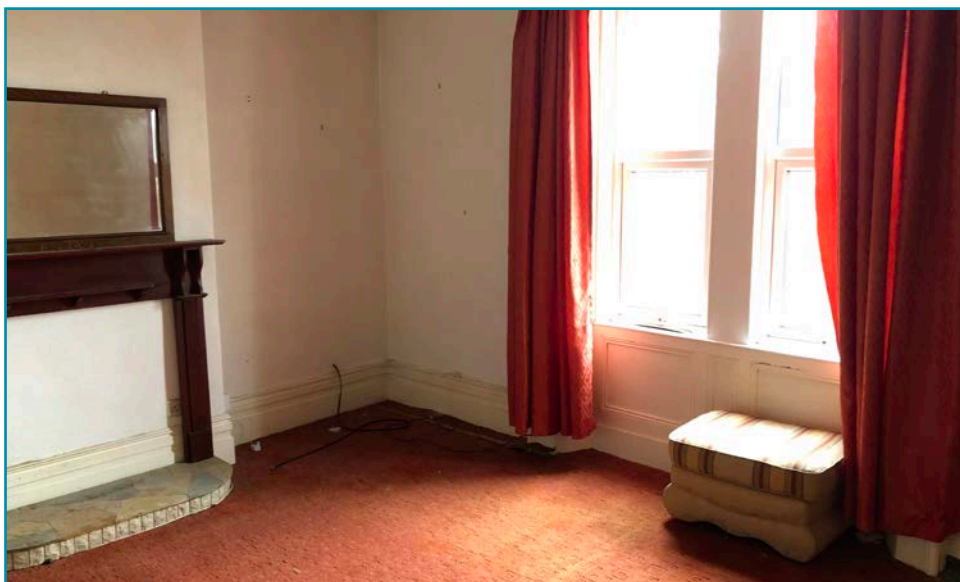
With door to the side.

#### Boiler Room (1.87m x 4.57)

With gas boiler.







#### **Ground floor**

Steps leading to:

#### **Entrance Vestibule**

With glass and wood period door.

#### **Hall**

With period staircase.

#### **Room 1 (5.47m max x 4.00m)**

Bay window with feature fireplace and corning.

#### **Room 2 (4.00m x 4.00m)**

With windows to side and rear, sing and fitted worktops.

#### **Main Room (11.00m x 4.61m)**

With feature fireplace and coving.

#### **Kitchen (7.62m x 3.40m)**

Stairs leading to catering kitchen with tiled flooring and windows to front and rear.

#### **1st Floor**

Landing leading to:

#### **Bedroom 1 (4.30m x 4.20m)**

Windows to side and rear.

#### **Bedroom 2 (2.46m x 3.00m)**

Window to side and sink.

#### **Bedroom 3 (3.00 max x 3.00m)**

Window to front and sink.

#### **Bathroom (2.37m x 2.50m)**

WC, bath and pedestal sink.

#### **Bedroom 4 (4.20m x 4.56m)**

Feature fireplace and window to front.



#### Inner Hallway

leading to:

#### Storage corridor

#### Bedroom 5 (3.00m x 3.60m)

With window and storage cupboard leading to

#### Bedroom 5 Annexe (1.92m x 2.40m)

Including WC

From the landing, stairs leading to:

#### 2nd Floor

#### Landing

#### Bedroom 1 (2.90m x 4.53m)

Window to front with access to eaves

#### Room 1 (1.80m x 2.20m)

#### Bedroom 2 (4.30m x 4.60m)

Window to front

#### Bedroom 3 (3.60m x 4.30m)

Window to rear

#### Shower Room (2.80 x 1.80m)

Window to rear

#### WC (1.10m x 0.80m)

#### Bedroom 4 (2.80m x 4.33m)

Window to rear

#### Store Room (1.80m x 3.10m)

#### Annexe

#### Entrance Hall (2.41m x 3.30m)

Leading to Annexe corridor, main house Room 1 and hallway.

#### WC (2.41m x 1.80m)

Window to side .

#### Conservatory (3.99m x 3.30m)

French doors to side patio area.

#### Office (2.52m x 3.30m)

With window onto entrance hall.

#### Staff Kitchen

With gas boiler, fitted worktops, sink and windows to side.

#### Shower/Toilet Wet Room

#### 2 x WC's

#### Wet Room

#### Storage Room

Doors to side and PV electric meter.

#### Double Bedroom (2.40m x 3.17m and 2.40m x 3.17m)

With sink and windows to side.

#### Further Bedrooms

There are 9 further bedrooms that range in different sizes with sinks.

#### Grounds and Gardens

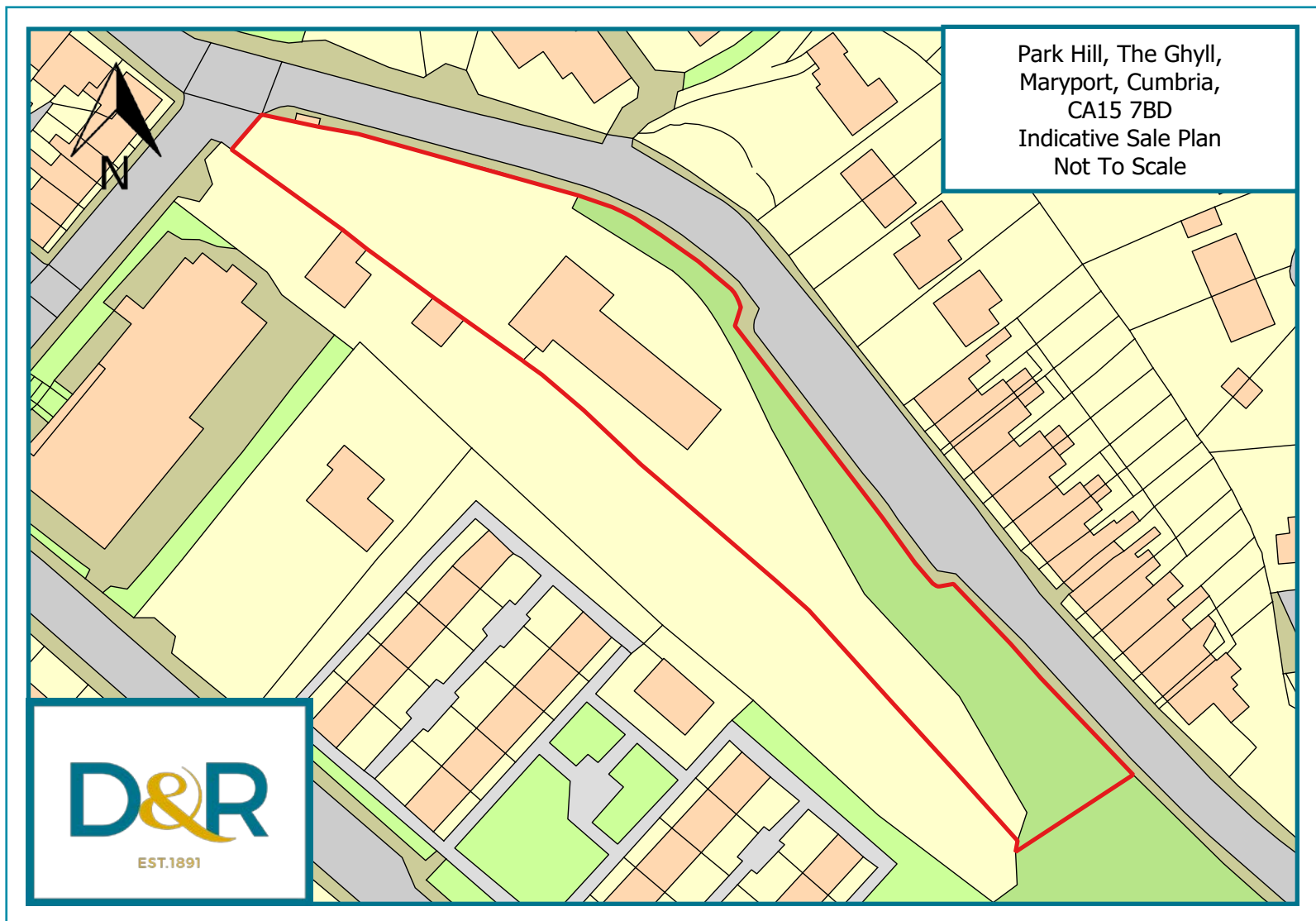
Externally, there is a large lawn and parking area to the front of the property. To the side is additional parking with patio areas and terrace gardens.

To the rear is a ramp leading to a garden terrace and there is further gardens and another terrace area.

#### Services

There is understood to be mains gas, water, electric and sewage to the property.







#### EPC

Park Hill has a non-domestic EPC rating of 93 (Band D)

#### Rating Assessment

Please contact the Valuation Office Agency for further details.

#### Planning and Development

The property would lend its self to a variety of uses subject to the relevant planning permissions.

#### Renewable Schemes

The property benefits from a 9.75kW Solar Photovoltaic system. Further details of this can be provided upon request.

#### Mineral Rights

To the extent they are included within the vendor's title.

#### Sale

The Property is for sale with vacant possession upon completion.

#### Tenure

The property is freehold.



#### Fixtures and Fittings

All fitted appliances, curtains, carpets and floor coverings in the property are included within the sale at no extra charge. No warranties are given for the fitted appliances.

#### Local Authority

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

#### Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

#### Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Rural. Telephone 01900 268633 or via email sales@drural.co.uk

All viewings are to be arranged with the selling agents. Please note with current COVID 19 restrictions inspections should be limited where possible and all relevant government compliance should be adhered to.

#### Deposit

A deposit of 10% of the purchase price will be payable on exchange of contracts. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

#### Solicitor

Milburns Solicitors  
21-23 Oxford Street,  
Workington,  
Cumbria,  
CA14 2AL

#### Date of Entry

By mutual agreement.

#### Important Notes

##### Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

##### Offers

The property is offered for sale by Private Treaty as a whole. Offers should be submitted to sales@drural.co.uk or to Suite 7M, Lakeland Business Park, Cockermouth, Cumbria, CA13 9UQ. Should an offer be submitted to the office address please also confirm via telephone or email due to current COVID 19 circumstances. The Vendor reserves the right to change the method of sale, sell the property without any prior notification or change the closing date. Prospective purchasers are therefore advised to register their interest with the selling agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The Vendor and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The Vendor and their agents also reserve the right to generally amend the particulars of sale. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to prospective purchasers. A closing date for offers may be fixed. The Vendor is not bound to accept the highest or indeed any offer, or go to a closing date.

#### Third Party Rights and Easements

The subjects are sold together with and subject to all existing rights of way, easements, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.





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**PARTICULARS AND MISREPRESENTATION** - These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.