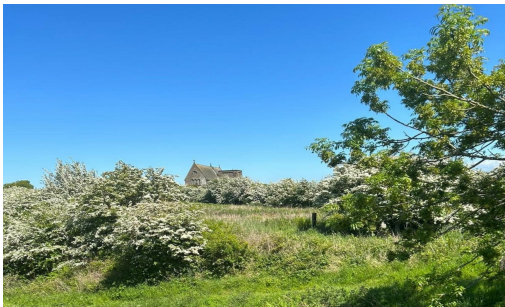


Land Off Hinnings Road/Central Avenue, Distington, CA14 5XB



FOR SALE

Use - Residential Land

Size - 5.47 Acres

Price - Offers invited in excess of £1.2 million, on an unconditional basis.

- PRELIMINARY INFORMATION
- Residential Development Opportunity Extending to a Gross Area of 5.473 Acres
- Established and popular residential area
- Easy access to Workington, Whitehaven and towns along the Cumbrian coast



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

Land Off Hinnings Road/Central Avenue, Distington, CA14 5XB

Location

The site is situated in Distington, a small town midway between Workington and Whitehaven on the Cumbrian coast.

Access to the proposed development will be off Hinnings Road and Central Avenue. The site is situated in a predominantly residential area although to the North is the Holy Spirit church and Distington Community School.

Description

Site comprises an irregular shaped level parcel of land extending to 5.473 acres.

The site previously had planning consent for residential development from Copeland Borough Council in February 2008, application number 4/07/2749/0.

A material / lawful start has been made (access road has been created) and therefore, according to the Planning Officer at Copeland Council as these works have now been commenced the planning permission will now remain live. Further details are available.

Accommodation

The site area is 5.473 acres.

Price

Offers invited in excess of £1.2 million, on an unconditional basis.

Tenure

Understood to be freehold.

Planning

The site is currently open ground, although we understand that previously planning consent has been obtained from Copeland Borough Council for the development of 80 plus residential units. Planning Reference Number 4/07/2749/0. Original plans are available on request from our Blackburn office.

It is recommended that interested parties contact the local authority to discuss their proposed development plans in greater detail.

Legal Costs

Each party is responsible for their own legal costs.

VAT

VAT may be applicable.

Services

It is the responsibility of the prospective purchaser that there are adequate services for their proposed development.

Money Laundering Regulations

Please note that we are required to carry out customer due diligence on all purchasers once an offer is accepted. We will require proof of address and passport/driving license for the individuals of the company.

On receipt of the above information we will undertake an anti money laundering check via SmartSearch.

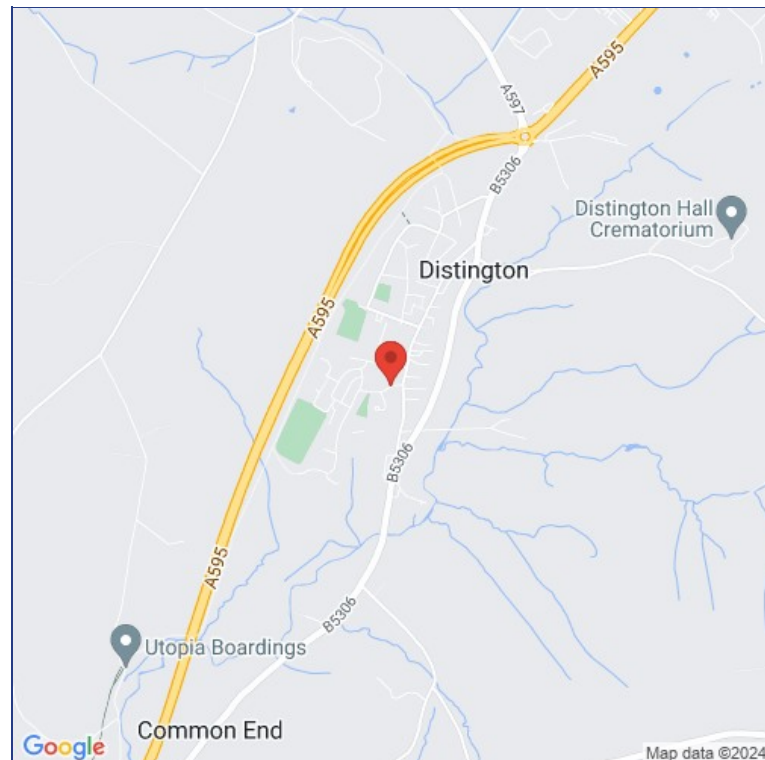
Viewing

Strictly via sole agent: Taylor Weaver

Neil Weaver MRICS

Director

01254 699 030



www.taylorweaver.co.uk

Telephone: 01254 699030



Email: info@taylorweaver.co.uk

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.