

# PRIME RESIDENTIAL LAND FOR SALE

Land adjacent to Cartmel Road, Grange-over-Sands  
Cumbria LA11 7EG

Edwin  
Thompson



- 1.253 Hectares/3.096 Acres of Residential Development Land
- Allocated in the South Lakeland Local Plan for approximately 28 dwellings
- Elevated site with panoramic views over Morecambe Bay and to the hills of Arnside & Silverdale AONB
- 2 miles from Lake District National Park and Cartmel

# PRIME RESIDENTIAL LAND FOR SALE

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A southeast facing residential development site in a desirable area of Grange-over-Sands, extending to just over 3 acres allocated in the South Lakeland Local Development Plan for approximately 28 houses. The elevated land boasts beautiful views out to Morecambe Bay and over to the Arnside and Silverdale AONB benefitting from good access to local facilities and the town centre as well as being 2 miles from The Lake District National Park.

## LOCATION

The land is situated adjacent to Cartmel Road in Grange-over-Sands which is in the district of South Lakeland and the South of Cumbria, North West England. Grange-over-Sands is a desirable and attractive seaside town with an approximate population of 4,114 (2011 Census). It is situated on the north side of Morecambe Bay and offers good local services including shops, hotels and leisure attractions. There is a lively centre that has cafes and restaurants, a promenade that runs along the shores of the bay, ornamental gardens and a popular golf course.

The south boundaries of The Lake District National Park lie just two miles away and the A590 is 3 miles to the north which is the main arterial road between Junction 36 of the M6 and Kendal (14 miles) and Barrow-in-Furness (25 miles). Cartmel, which is reached directly from Cartmel Road is just 2 miles away and provides popular leisure offerings including Rogans which is a well-known Michelin Star restaurant, a range of cafes and public houses and Cartmel Racecourse which hosts annual race days.

There are train stations within the town centre and at Kents Bank which is just a 10 minute walk from Cartmel Road with services running to and from Barrow-in-Furness and the Coast to Lancaster and Manchester Airport. A bus service operates routes to Kendal, Allithwaite, Cark, Cartmel and Barrow-in-Furness and a local stop sits at the foot of the subject site leading directly into the town centre.

The land lies opposite Low Fell Gate Farm adjacent to Cartmel Road at its junction with Kents Bank Road and Allithwaite Road. Immediately north is Cat Tree Road which forms part of a very desirable and quiet residential estate including The Heads. There is a cricket ground and sports fields 100 metres to the west beyond which is access to The Promenade and Grange Lido, which is subject to a restoration project, is around 400 metres away. Low Fell Gate Caravan Park and open countryside are to the west and southwest.

## DESCRIPTION

Currently a single field enclosure of permanent pasture, being broadly rectangular in shape extending and rising from Kents Bank Road up the north side of Cartmel Road, where there is a gate access mid-way up. The east boundary is formed in natural stone and the north, west and south in mature hedging.

The land extends to approximately 1.253 hectares (3.096 acres).

## PLANNING

The land is included in the South Lakeland Local Plan Land Allocations adopted 17 December 2013. The site is referred to as Land opposite Low Fell Gate Farm and is allocated for residential development to accommodate approximately 28 dwellings.

Local Planning Authority – Westmorland & Furness Council, South Lakeland House, Lowther Street, Kendal LA9 4DQ. Tel - 0300 373 3300.



## SITE CONDITIONS

The purchaser will be responsible for the assessment of the ground conditions and will need to satisfy themselves that development can take place safely.

## SERVICES

Services are thought to be situated in the adjacent Kents Bank Road – the purchaser should satisfy themselves as to the availability of the services and connection to them in consultation with the service providers.

## TENURE

Freehold with vacant possession being part of Title Number: CU200895.

## METHOD OF SALE

The site is offered for sale as a whole with vacant possession by private treaty. The sellers reserve the right to sell privately and are not bound to accept the highest or any offer received.

## VALUE ADDED TAX

The land is not elected for VAT and therefore VAT will not be payable on the sale consideration.

## BOUNDARIES

The purchaser will be responsible for the maintenance of boundaries where required.

### SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The Purchaser shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

### MONEY LAUNDERING LEGISLATION

Edwin Thompson are bound to comply with Anti Money Laundering legislation including obtaining evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, interested parties will need to provide the requested evidence as well as proof of funds.

### EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

### VIEWING

The land can be viewed at a reasonable time without prior appointment and when undertaking an inspection, prospective purchasers should have a copy of these sales details to hand.

### SELLING AGENTS

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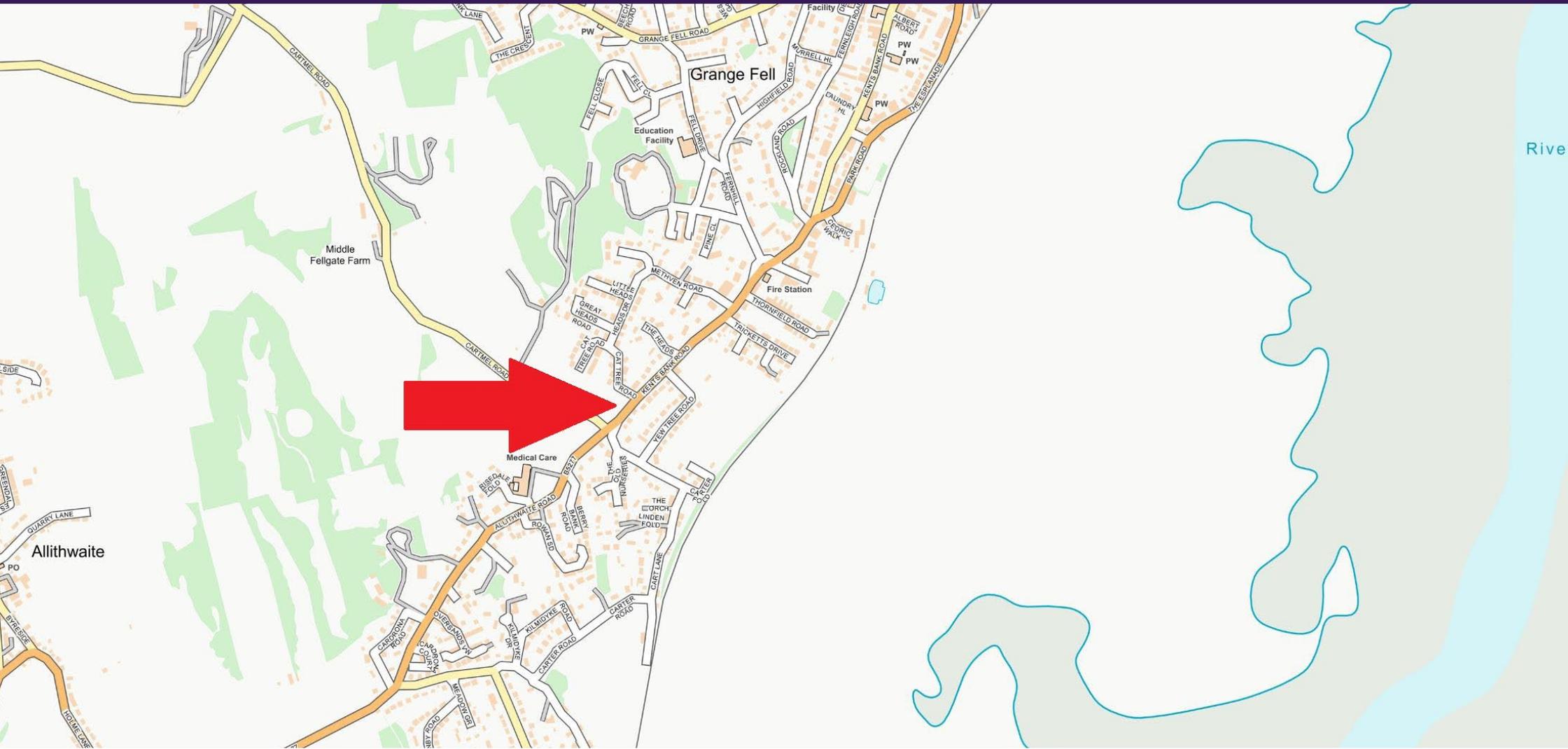
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