

For Sale – Potential Development Opportunity
Former Troutbeck Auction Mart Site,
adjacent to A66, Nr Keswick, Cumbria CA11 0SJ

Edwin
Thompson



- Development site extending to 0.54 hectares (1.34 acres)
- High profile location adjacent to the A66 and within The Lake District National Park
- Potential for mixed-use development including residential, warehouse and office, subject to planning
- Offers invited in excess of £225,000

Ref – C1256

Former Troutbeck Auction Mart Site

adjacent to A66, Nr Keswick, Cumbria CA11 0SJ

A unique development opportunity of around 1.34 acres of land occupying a high-profile position adjacent to the A66, the main road and 'northern gateway' into the Lake District National Park. Previous planning advice suggests that potential uses could be local occupancy or affordable housing, office and warehouse.

LOCATION

The subject land is situated immediately to the south of the A66 in Troutbeck, equidistant between the towns of Penrith and Keswick which are nine miles away. Troutbeck is an attractive hamlet in the northern area of The Lake District National Park, around 4 miles north of Matterdale and 5 miles north of Ullswater and is characterised by sparsely developed houses, a bed and breakfast and The Troutbeck Inn which is immediately south of the site.

The land lies adjacent to the A66 at its junction with the A5091, benefitting from 10,000 vehicles passing daily and providing excellent access to Keswick, Bassenthwaite and the A591 which travels down to the central Lakes and also Junction 40 of the M6 at Penrith.

Penrith is an attractive market town and is a stopping point on a number of the Coast to Coast routes, supported by good retail and leisure facilities including Sainsbury's, Booths, Morrisons and Aldi Supermarkets as well as Boots, M&S Food, Argos and WH Smith and a range of quality local shops and restaurants. Penrith has a train station on the main West Coast Line with direct services north to Carlisle (15 minutes) and Glasgow (1 hour 30 minutes) and south to London Euston with a journey time of around 3 hours.

Keswick, which sits between Skiddaw and Derwentwater, is a major centre for tourism in the northern Lake District and is a pretty market town offering a wide range of attractions for visitors including shops and restaurants, museums, two marinas and is very popular for outdoor activities.

THE OPPORTUNITY

The subject site extends to some 0.54 hectares (1.34 acres) comprising a former auction mart which has been redundant for a number of years. The land is bounded to the north by the A66 and is accessed from the A5091 on the western boundary. Agricultural land extends to the east.

The land is classed as Brownfield having been previously developed and was subject to an outline planning application in August 2012 (Lake District National Park Ref: 7/2012/3076) which was for 12 No. new build residential units, 3 No. workshop units and an office building. It is understood that the application remains live and was to be granted approval subject to a Section 106, the housing being restricted to local occupancy and/or affordable housing.

Interested parties should discuss potential scheme proposals with The Lake District National Park Authority, telephone 01539 724555.

SITE CONDITIONS

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



SERVICES

Interested parties are advised to rely upon their own enquiries for the availability of services and it is the responsibility of the purchaser to determine the exact position of existing services and to arrange for any modification/connection of these to the development in consultation with the relevant services providers.

PROPOSAL

Offers are invited in excess of £225,000 for the freehold interest of our Client's Title: CU85064.

It should be noted that we are not obliged to accept the highest or any offer/proposal, without prejudice and subject to contract.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.

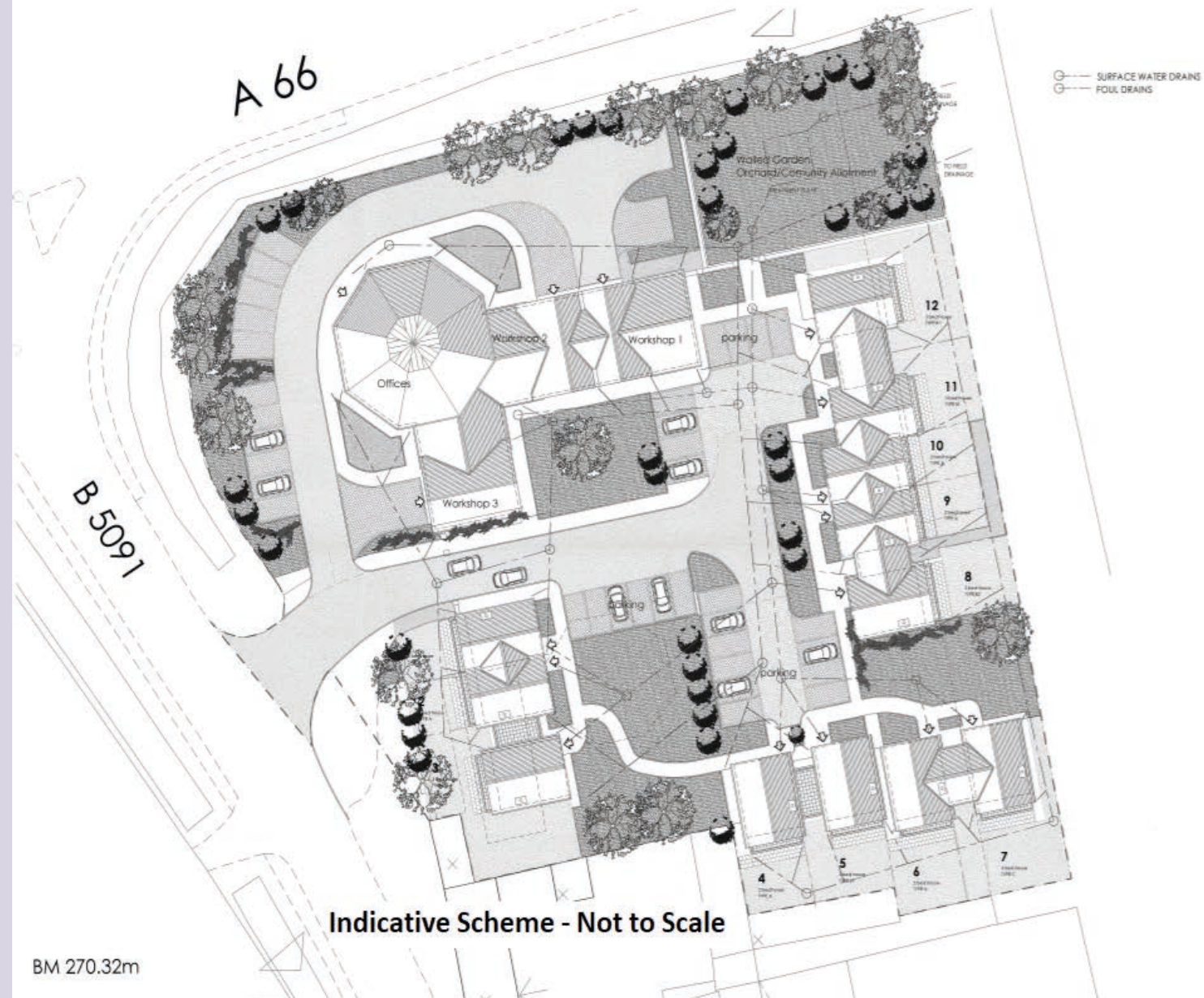
VIEWING

The site is available to view with prior arrangement with the Carlisle Office of Edwin Thompson LLP. Contact:

John Haley, j.haley@edwin-thompson.co.uk

Tel: 01228 548385

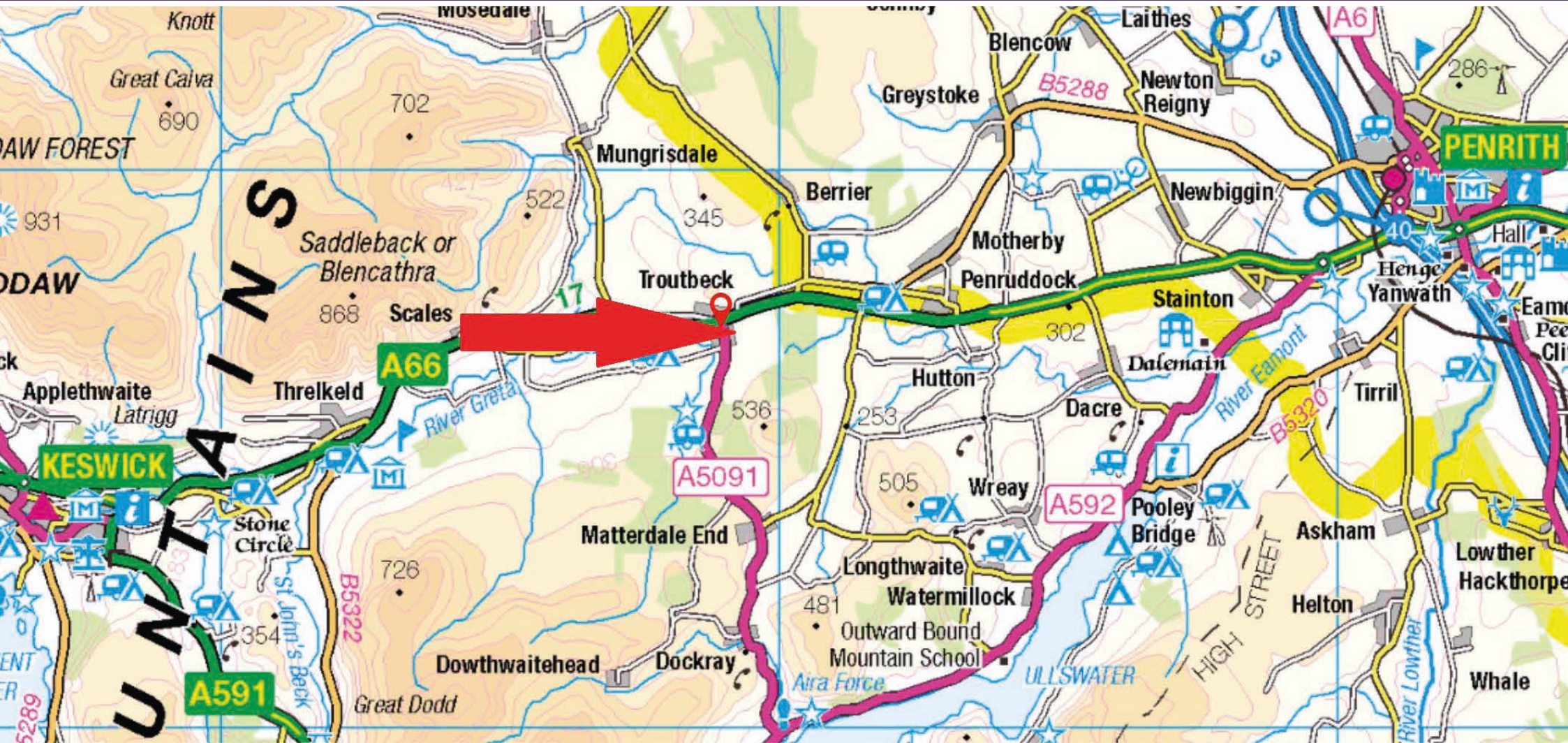
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