

# FOR SALE



## Gordon Brothers<sup>®</sup>

### FREEHOLD OPPORTUNITY

**Residential land with planning consent for the development of 7 bungalows**

- 0.37 hectares (0.92 acres).
- Access from A5086 Arlecdon Parks Road.
- Located on the edge of the Lake District National Park.
- 'L' shaped plot of undeveloped land.
- Available with vacant possession.

**Offers in Excess of £150,000**

*Sold on behalf of the Joint Liquidator*

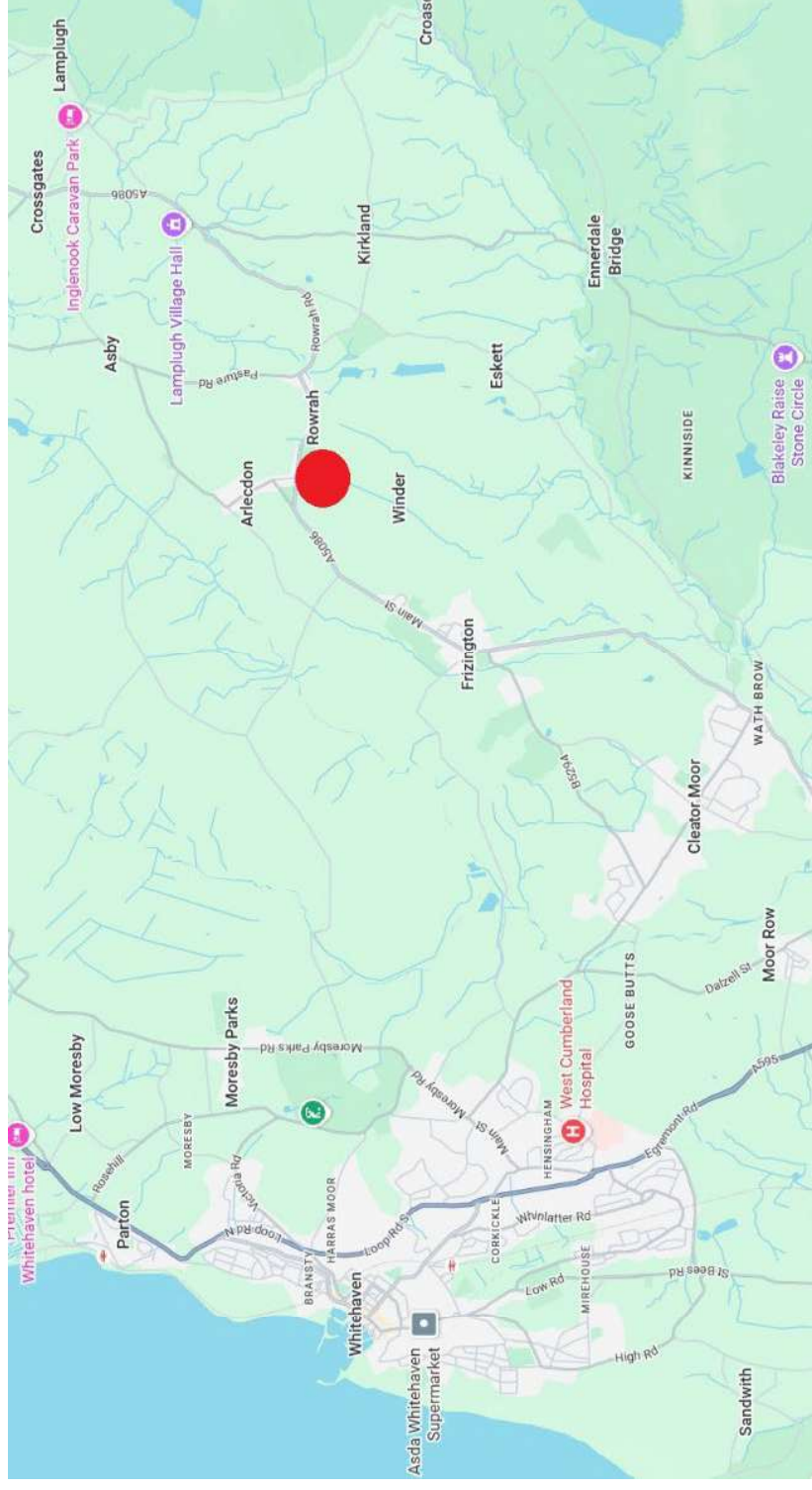


## **Residential Land, Adj 2 Wynfield, Arlecdon Parks Road, Arlecdon, Frizington, Cumbria, CA26 3XG**

# Residential Land, Adj 2 Wynfield, Arlecdon Parks Road, Arlecdon, Frizington, Cumbria, CA26 3XG

## Location

- The site is located in Arlecdon, a small village in Cumbria, close to the village of Frizington to the north west of the Lake District.
- Arlecdon is situated 6 miles east of Whitehaven and 10 miles south west of Cockermouth and is close to the Coast 2 Coast cycle route.
- The main road through Arlecdon is the A5086 which links to the A595 via Frizington and Egremont to the south and the A66 and Cockermouth to the north.
- Arlecdon is a local centre with a range of facilities including primary school, shop/ post office, community hall, play area and public house.
- The site is situated to the south of Arlecdon Parks Road (A5086) opposite numbers 1 to 21 Arlecdon Parks Road.



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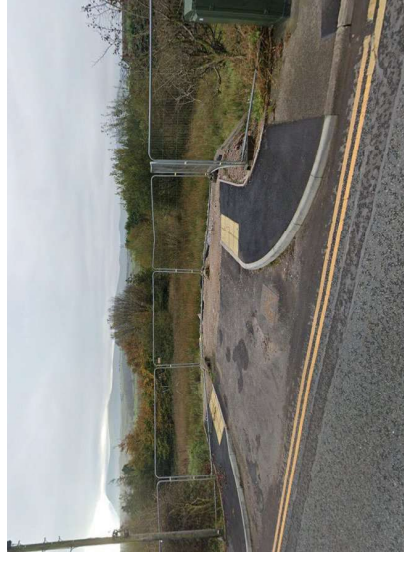
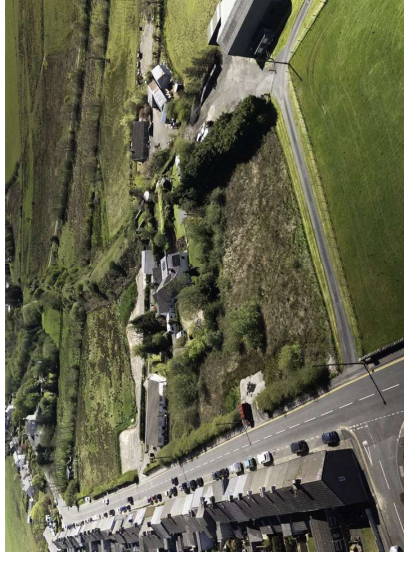
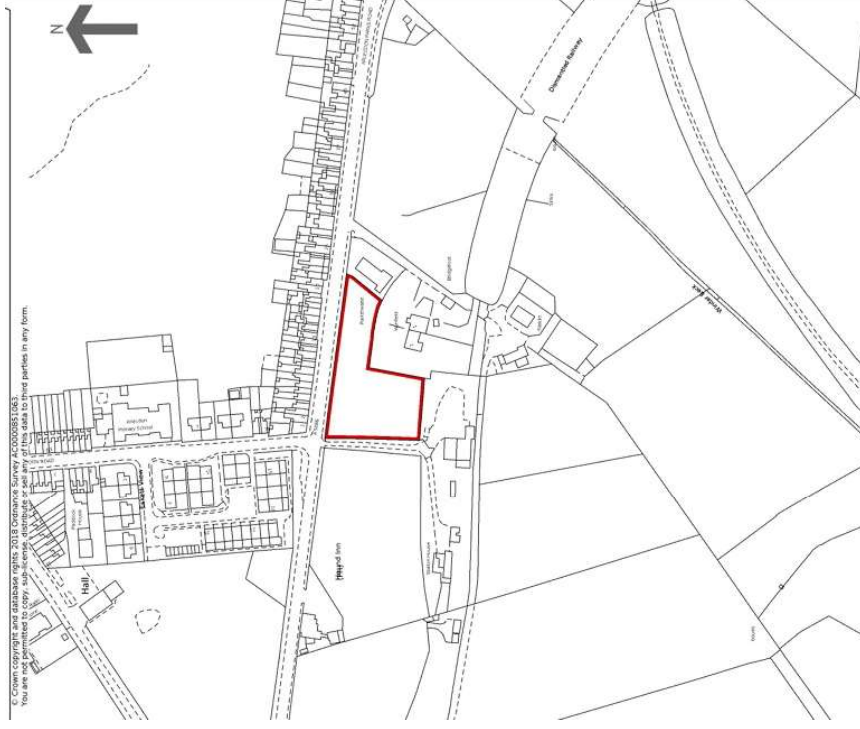
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## Description

- The site comprises an 'L' shaped plot of undeveloped land fronting the A5086 opposite its junction with Arlecdon Road.
- The site is currently bordered by trees and bushes and slopes away from the main road with views across to Ennerdale.
- An access spur has already been constructed from the main road into the site.
- The site has planning consent for the development of 7 bungalows and offers views across the Western Fells and Ennerdale Valley.

## Site Area

- Our understanding of the boundary of the site is shown in the adjacent Title Plan extract and is indicative only.
- The site totals 0.37 hectares (0.92 acres).



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## Tenure

- The property is held by way of freehold title CU305776.

## Planning

- The site lies within the planning jurisdiction of Cumberland Council.
- The site has planning consent for the development of 7 bungalows.
- Outline consent was originally granted in January 2021 in respect of planning application ref 4/18/2504/001 for the erection of 9 bungalows.
- Approval of reserved matters was then given in June 2024 in respect of application 4/23/2370/OR1 for the erection of 7 bungalows.
- Conditions of the outline consent include the requirement that the development permitted must be commenced within 2 years of the final approval of the reserved matters.
- Further information available on request.
- Interested parties are also advised to make their own enquiries of the local planning authority.



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## Nutrient Neutrality

- So far as we can ascertain the site does not fall within the boundary of nutrient neutrality regulations.
- Interested parties are advised to undertake their own investigations with the relevant authorities.

## Occupation

- The property is sold with vacant possession.

## Data Room

- Further information will be available to interested parties via access to a data room. Please contact the agents for further information.

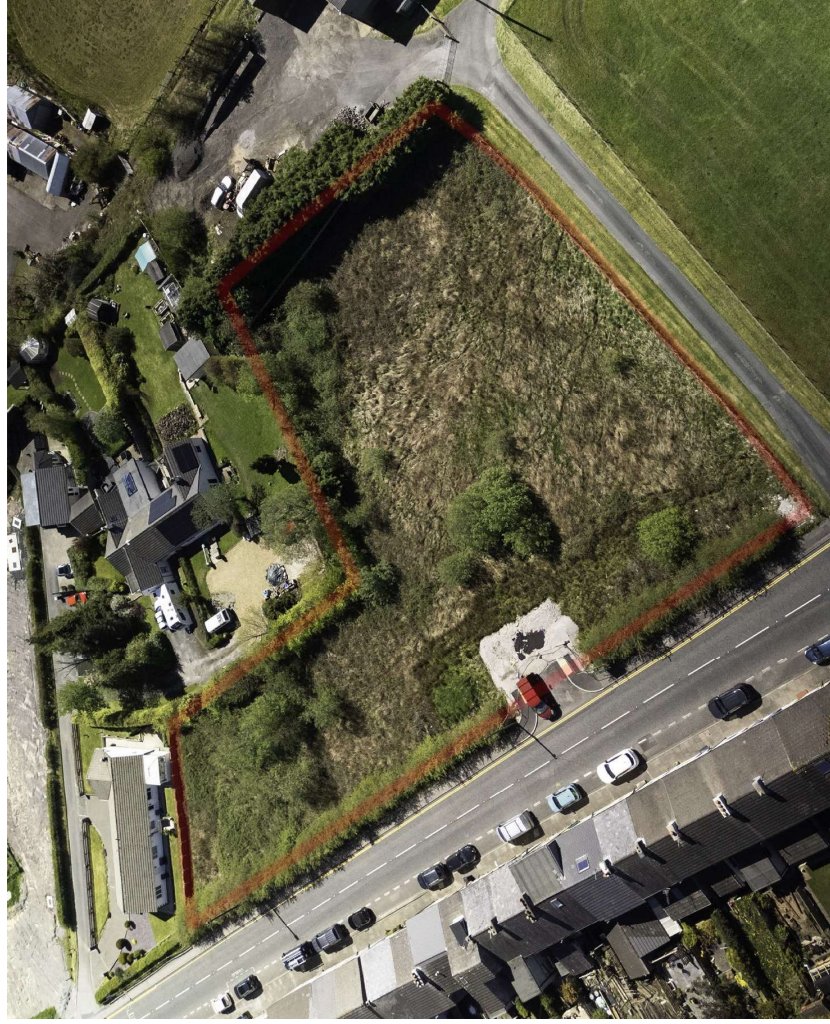
## Legal Fees

- Each party to be responsible for their own legal fees incurred in any transaction.

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## Viewing and Further Information

- Please contact Gordon Brothers, details provided overleaf.

## Anti-Money Laundering

- To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.
- Information will include:
  - Corporate structure and ownership details.
  - Identification and verification of ultimate beneficial owners.
  - Satisfactory proof of the source of funds for the buyers and funders.

## Process and Price

- For sale by private treaty | Guide price of £150,000
- Sold on behalf of the Joint Liquidator

# Contact Details

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**FOR SALE**

**Residential Land, Adj 2  
Wynfield, Arlecdon, Frizlington,  
Road, Arlecdon, Frizlington,  
Cumbria, CA26 3XG**

For further details, please contact us.

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