

Residential development site with planning consent for 40 new units plus development of the former Fairview nursing home ULVERSTON



For Sale

Unique residential development opportunity of land and buildings comprising the former Fairview Nursing Home, Daltongate, Ulverston LA12 7BE.

Location

Ulverston is an attractive market town with a population of approximately 12,000. Situated in South West Cumbria on the Furness Peninsula, 8 miles from Barrow in Furness and 26 miles from both Kendal and Junction 36 of the M6 Motorway. The property is ideally situated on the south western side of the town being some 5 minutes walk from the town centre and a similar distance from the doctors' surgery, Post Office, Tesco Supermarket, banking facilities and the well known Coronation Hall.

Description

The property comprises a large, roughly triangularly shaped site having an extensive frontage to Daltongate and incorporating the former prestigious nursing home (now closed) together with a substantial detached house and ample room to accommodate a residential development for which planning consent has been obtained.

Site Area

Total Site Area - 2.75 acres.

Access

Access and egress to the site by vehicle will be from Daltongate only. Pedestrian access however is also available onto the main A590 (County Road) from two points, as well as separate access by foot to Daltongate.

Services

Mains water, gas and electricity are all available on site. Drainage is via a separate private system which ultimately links into the mains sewer.

Council Tax

The detached house on site is currently rated within Band H.

Planning

i) The site benefits from a valid planning approval for C3 Use consisting of 40 residential units under Ref. No. SL/2010/0555. A copy of the Planning Decision is available on our web site.

There are a number of relatively minor conditions attached to the consent, the most significant item being condition No. 7 which relates to "..... accommodation for persons over the age of 55"

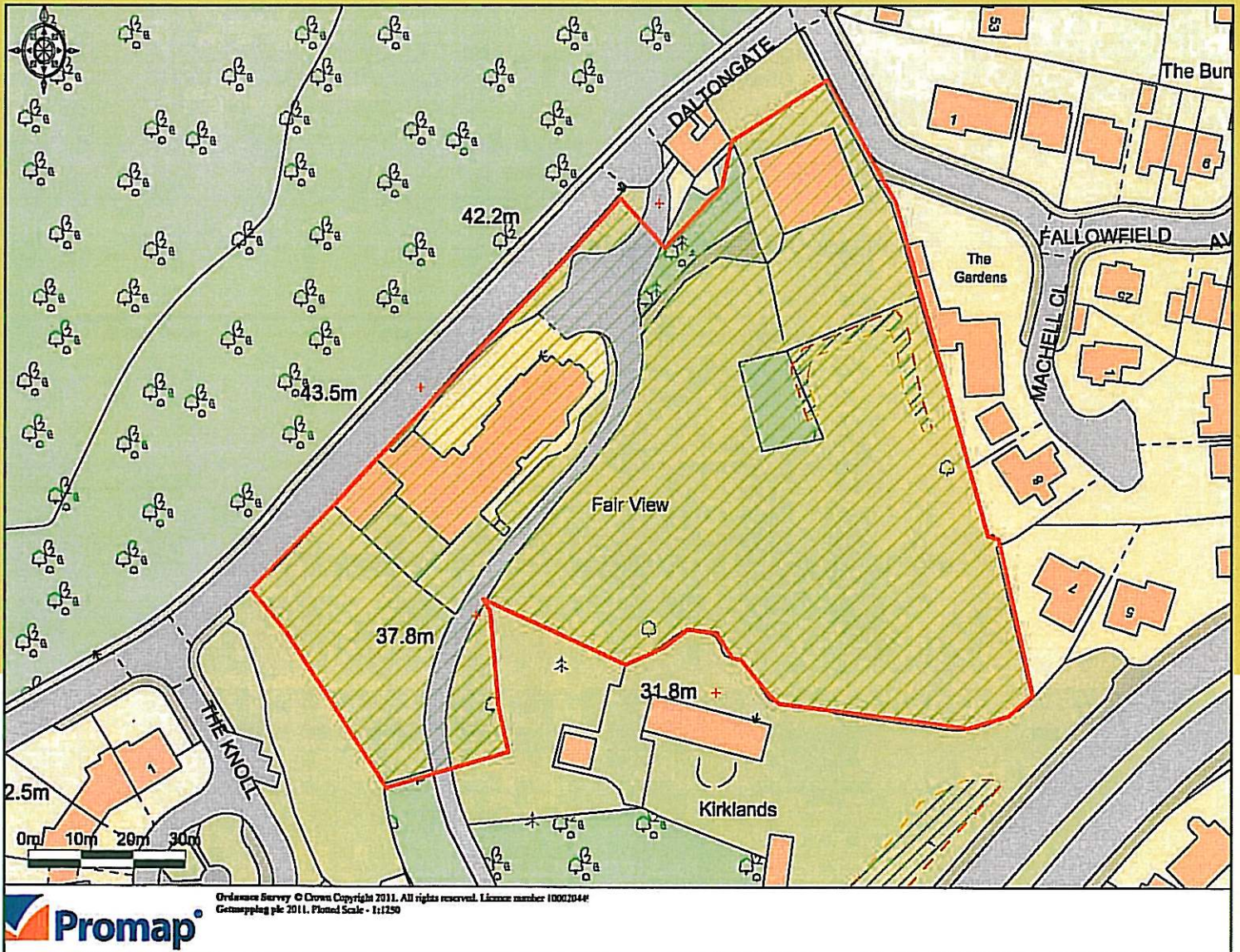
ii) The main nursing home comprises a Grade II listed building. The planning approval for 40 units relates to new buildings on the site. The development possibilities of the nursing home itself will be in addition to any development on site.

Price

Offers in-excess of £2,500,000 for the whole of the land and buildings.



Fairview Residential Development Site



Energy Performance Certificate (EPC)

The property has an Energy Performance Asset Rating of "D". Further details available on request.

VAT

The transaction is not subject to VAT

Legal Costs

Each party to be responsible for their own legal expenses incurred in this transaction.

Viewing

Peill & Company, Tel 0845 450 4444 – Andrew Peill dealing (andrew@peill.com)

Peill & Co
1 Kent View, Kendal
Cumbria LA9 4DZ

www.peill.com

Chartered Surveyors, Commercial Property and Development Consultants, Licensed Trade Valuers.

Specialists throughout the North West, covering Cumbria, The Lakes, Lancashire and Southern Scotland.



PLANNING COMMITTEE DECISIONS / CD(C)

Expiry date of application: 13 October 2010

Reference No. SL/2010/0555

		Date	Initials
Documents to be attached to Decision Notice: <i>ie ENVA Letter / Bats etc / UU</i>	Case Officer		
	Team Leader		
	Head of DC		
Copy of Decision Notice to: <i>ie ENVA / Nat Eng / Highways Agency</i>	Received by typist		
	Proof read		
	Decision Notice	Sent date	

Comm Date: 28 October 2010

GRANT CONDITIONALLY

Change of description *(Please highlight)*

Period of *CONSULTATION / *NEGOTIATION / *ADVERTISEMENT expired on: 8/09/09

Site Notice	Consultees	Neighbours

Please state if post-dated - date for posting (after confirmation with Team Leader)

REASON FOR GRANTING OUTLINE PLANNING PERMISSION

The proposal is in accordance with material consideration as set out in the Planning System: General Principles national and local policies as set out in Planning Policy Statement 1: Delivering Sustainable Development, Planning Policy Statement 3: Housing, Planning Policy Statement 5: Planning for the Historic Environment, Policies CS6.2 and CS6.3 of the South Lakeland Core Strategy and saved policies C15, S3 and S10 of the South Lakeland Local Plan. The issues relating to highway safety and neighbours amenity are material considerations and in reaching the decision to approve the proposal, have been carefully weighed against all relevant policy considerations.

CONDITIONS / REASONS

- Condition (1)& (2) Standard outline conditions and reasons
- Condition (3) This permission relates to the amended plans drawing reference ECU-100-P5 deposited with the local planning authority on 25 October 2010, relating to the site layout and parking provision; and the amended plan relating to the modified access to the site from Daltongate deposited with the Local Planning Authority on the 7 September 2010.
- Reason (3) To ensure adequate parking provision to serve the proposed development and in the interests of highway safety, in accordance with saved policy S10 of the South Lakeland Local Plan.

- Condition (4) This permission relates to the scale and form of development illustrated on the submitted site sections and elevations drawing references ECU-102-P1 and ECU-101-P1.
- Reason (4) To ensure that the development hereby permitted does not adversely affect the setting of the listed building in accordance with saved policy C15 of the South Lakeland Local Plan.
- Condition (5) There shall be no direct vehicular access of any kind between the site and the A590 trunk road.
- Reason (5) For the avoidance of doubt and in the interests of trunk road safety.
- Condition (6) The development hereby permitted shall not be commenced until such time as a scheme to manage surface water disposal has been submitted to, and approved in writing by the Local Planning Authority.
- Reason (6) To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.
- Condition (7) The development hereby permitted related to the provision of extra care accommodation for persons over the age of 55. Prior to the commencement of any development on the site an allocation policy relating to the occupation of the residential units shall be submitted to and agreed in writing by the Local Planning Authority.
- Reason (7) To ensure that the development hereby permitted accords with Policy CS6.2 of the adopted South Lakeland Core Strategy and is retained as such thereafter.