For Sale

Residential Development Site for 7 Units

The Mintcake Works
Cross Lane
Kendal
LA9 5LB

Exciting residential development opportunity to create 7 cottages in a rapidly improving area

Location
The premises, which are becoming available due to the relocation of the Mintcake Works, occupy a prominent position fronting the western side of Cross Lane in an area where there are already a number of interesting residential conversions. Access to the site is gained either from Butterywell Lane or Chapel Lane.

Description
The premises are currently used for the manufacture of mintcake and chocolates which takes place in old converted terraced houses and workshops. A planning approval has now been obtained for the complete redevelopment of the premises to create a total of 7 No. 2 bedroomed cottages. A copy of the planning approval and the supporting plans is included within these details but further information can be obtained from the selling agents.

Services
All mains services are available in the vicinity.

Accommodation
Currently the accommodation is as follows:-

Ground Floor	
Total Manufacturing Area	2810 sq.ft.
Loading Bay Storage Area	534 sq.ft.
First Floor	
Total Manufacturing Area	3225 sq.ft.
Offices	563 sq.ft.
Attic	
Total Storage Area	160 sq.ft.
**Total Accommodation -	8727 sq.ft.**

Planning
Planning approval for the development of the site to create 7 No. terraced houses was obtained on 26th August 2011 under an approval reference No. SL/2011/0495.

Timing
Our clients, as vendors, are in the process of relocating to alternative premises and are prepared to consider any reasonable time scale associated with this transaction. Ideally our clients are looking to vacate the site in April 2013, which gives a prospective purchaser ample opportunity to carry out all their research and embark upon an exciting project when the residential market will undoubtedly show signs of improvement.

Tenure
Freehold.

Price
Offers in the region of £420,000.

Rating Assessment
Rateable value £14,000 UBR – 43.3p

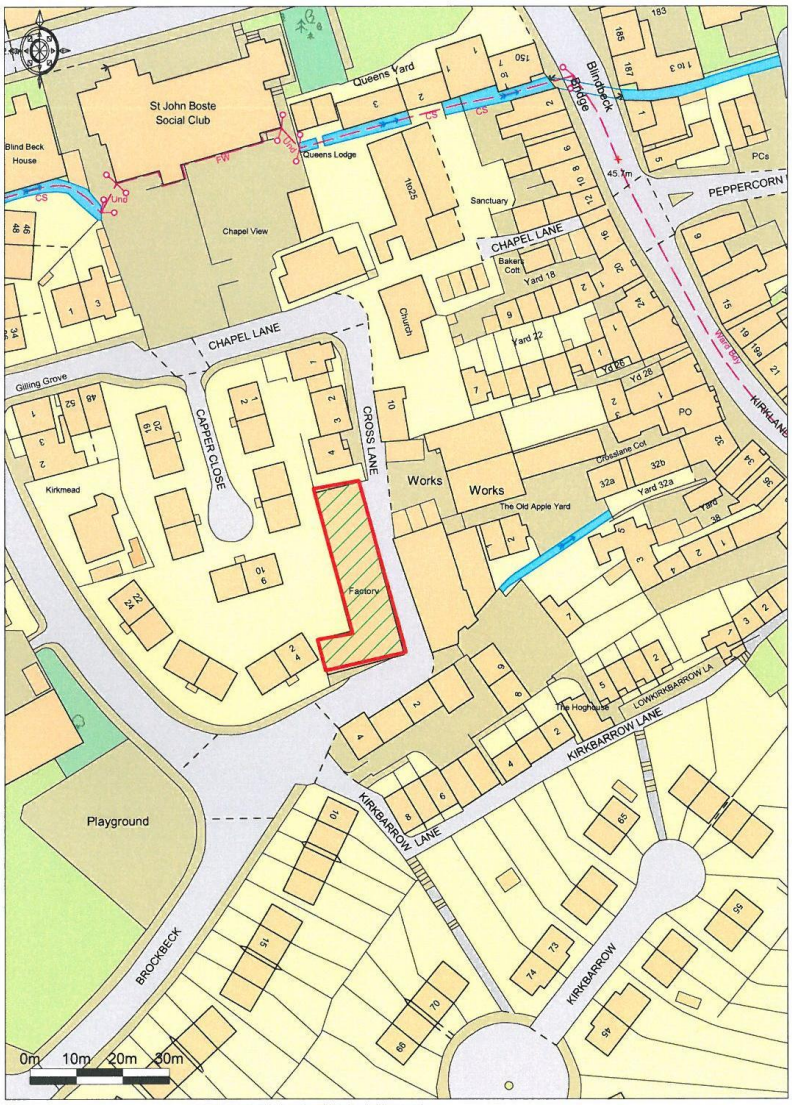
Energy Performance Certificate
To be provided.

Legal Costs
Each party to be responsible for the payment of their own legal fees.

VAT
The property has been registered for VAT and VAT will, therefore, be charged on the transaction.

Viewing
Peill & Company – Andrew Peill dealing. Contact 0845 450 4444 or (kendal@peill.com) for viewings.

Kendal - Cross Lane
Development Site for 7 Units



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