

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.
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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
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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



Chartered Surveyors, Commercial Property and Development Consultants, Licensed Trade Valuers
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Specialists throughout the North West, covering Cumbria, The Lakes, Lancashire and Southern Scotland.

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