

# BARROW IN FURNESS

PRIME RESIDENTIAL DEVELOPMENT LAND OFF RATING LANE



FOR SALE

Residential  
Development Land  
**Chetwynde School**  
Rating Lane  
Barrow in Furness  
Cumbria  
LA13 0NY





## Plan For Identification Purposes Only

### LOCATION

This is a unique opportunity to purchase a delightful site in the most exclusive residential area of Barrow. It sits in an extremely convenient location immediately to the rear of the prestigious Chetwynde School. It is located on the most accessible side of Barrow in Furness (to the north east) and gives easy access to the Dalton bypass, which in turn leads to the South Lakes and junction 36 of the M6 motorway. The travel time from the motorway to Barrow in Furness is shortly to reduce substantially due to the imminent opening of the High Newton bypass.

### DESCRIPTION

The site forms part of the playground/netball court at the rear of the school which has become surplus to requirements. Access to the site will be from Ingleswood, which in turn leads directly on to Rating Lane.

### SITE AREA

Total site area approximately 2/3rds of an acre.

### PLANNING

An outline application has been submitted to Barrow Borough Council to part demolish a single storey class room at the rear of the school and erect 6 number detached houses as shown on the illustrative sketch plan. It is anticipated that a favourable decision will be received around the beginning of May 2008.

### OVERAGE CLAUSE

If a prospective purchaser wishes to submit an application for a different layout then the vendor reserves the right to implement an overage clause to increase the purchase price if that fresh application is for a scheme with a substantially increased gross floor area.

### SERVICES

All mains services are available in the vicinity.

### PRICE

Offers around £500,000 (five hundred thousand pounds).

### LEGAL COSTS

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

### VIEWING

Because the site is located within the school boundary, viewings must be strictly by appointment through the sole agent – Peill & Company (Andrew Peill dealing) **Tel:** 0845 450 4444 or **Email:** andrew@peill.com

### SOLICITORS

McCormicks Solicitors, 35-37 East Parade, Harrogate, North Yorkshire. HG1 5LQ **Email:** enquiries@mccormicks-solicitors.com **Tel:** 01423 530630. Mr Chris Garside dealing.



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