

Large Mixed Use Development Opportunity

For Sale

Redhills, Mainsgate Road, Millom, Cumbria

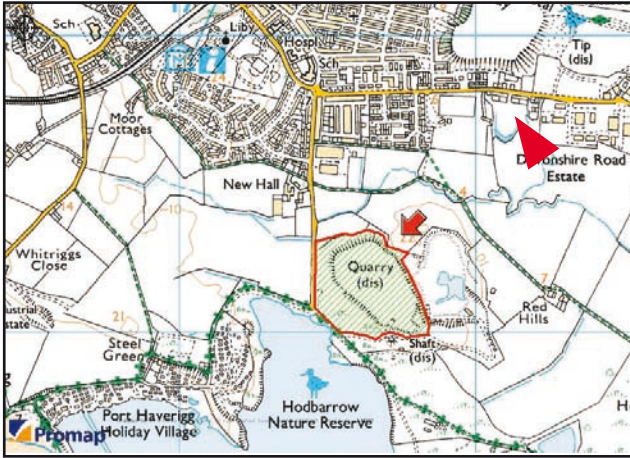


10.7 Hectares (26.4 Acres)

- **Mixed Use Development Opportunity**
- **Allocated as a Tourism Opportunity Site**
- **Close to Lake District National Park**

Redhills, Mainsgate Road, Millom, Cumbria

Location



The site is located to the south of the town of Millom on the west coast of Cumbria. Access is from Mainsgate Road and it is located close to Port Haverigg Holiday Village.

The M6 is accessed via the A595/A590 at Junction 34. The A595 also provides access to Whitehaven and Workington to the north, along Cumbria's Energy Coast.

Description

The site extends to approximately 25 acres and has been used to deposit blast furnace slag from a nearby iron ore smelting works which has been disused since the 1960's.

The slag has now been compacted and the site has most recently been used as a temporary motor cross and banger rally circuit.

The site has views to the Lake District National Park to the north and the Hodbarrow Nature Reserve (a designated SSSI) lies to the south. Part of the southern edge of the site lies within the SSSI, however, it is well screened by large a large bund and is not considered to significantly impact development potential.

The site has the benefit of the following characteristics:

- Large Development Opportunity
- Suitable for a variety of uses subject to planning
- Located on the southern edge of Millom

VAT

The applicability of VAT to any transaction is to be confirmed.

Legal Costs

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

Planning

The site lies within a wider allocation as a Tourism Opportunity Site (TOS1) within the Copeland Borough Local Plan. Previous discussions with the local authority have indicated a desire to support the site's redevelopment with the potential for a mix of uses subject to planning.

We would recommend that all interested parties approach the local planning authority to establish the exact planning situation.

Tenure

The site is offered Freehold under Title No. CU60993.

Additional Information

Further information in the form of a Geotechnical Dekstop study undertaken in 2007 is available to interested parties

Offers

Offers are invited for our client's freehold interest in the site.

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

Peter Nicholson

Peill & Co

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