

Excellent residential development site for 3 detached dwellings

Site at Castle Green Close
Kendal
Cumbria
LA9 6AT



**Excellent opportunity for development of 3 detached dwellings
in good residential location**

Kendal is an attractive market town situated in south Cumbria on the edge of the Lake District National Park. The town, which has a resident population of approximately 30,000, draws on a much wider catchment incorporating surrounding towns and villages. Kendal offers excellent communications being between the Lake District and Yorkshire Dales national parks and within 8 miles of access to the M6 motorway at junction 36. In addition, there is a mainline station on the London to Glasgow/Edinburgh railway line at Oxenholme, a short distance from the site.



Location

The property is shown for identification purposes on the enclosed Ordnance Survey sheet extract and is situated to the rear of Castle Green Close, just off Sedbergh Road. As such, the site is on the edge of town and has the benefit of an open aspect to the eastern boundary of the site over fields. Various site plans, elevations and layout plans are available on request.

Description

The site comprises a well located development site for 3 detached dwellings, which has planning consent granted in March 2015. The site is relatively linear in a north-south direction and is bounded on the west by numbers 1-23 Castle Green Close, and to the east by open fields. The access on to the site is between numbers 23 and 25 Castle Green Close.

Tenure

The site is offered freehold with vacant possession on completion of the proposed sale.

Planning

Planning consent was granted by South Lakeland District Council in March 2015, under reference SL/2014/1061. Copies of the planning consent are available on request from the agents and via our website. There is no local occupancy provision within the planning consent, nor is there a Section 106 Agreement.

Price

Offers in the region of £350,000.

Legal Costs

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

VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

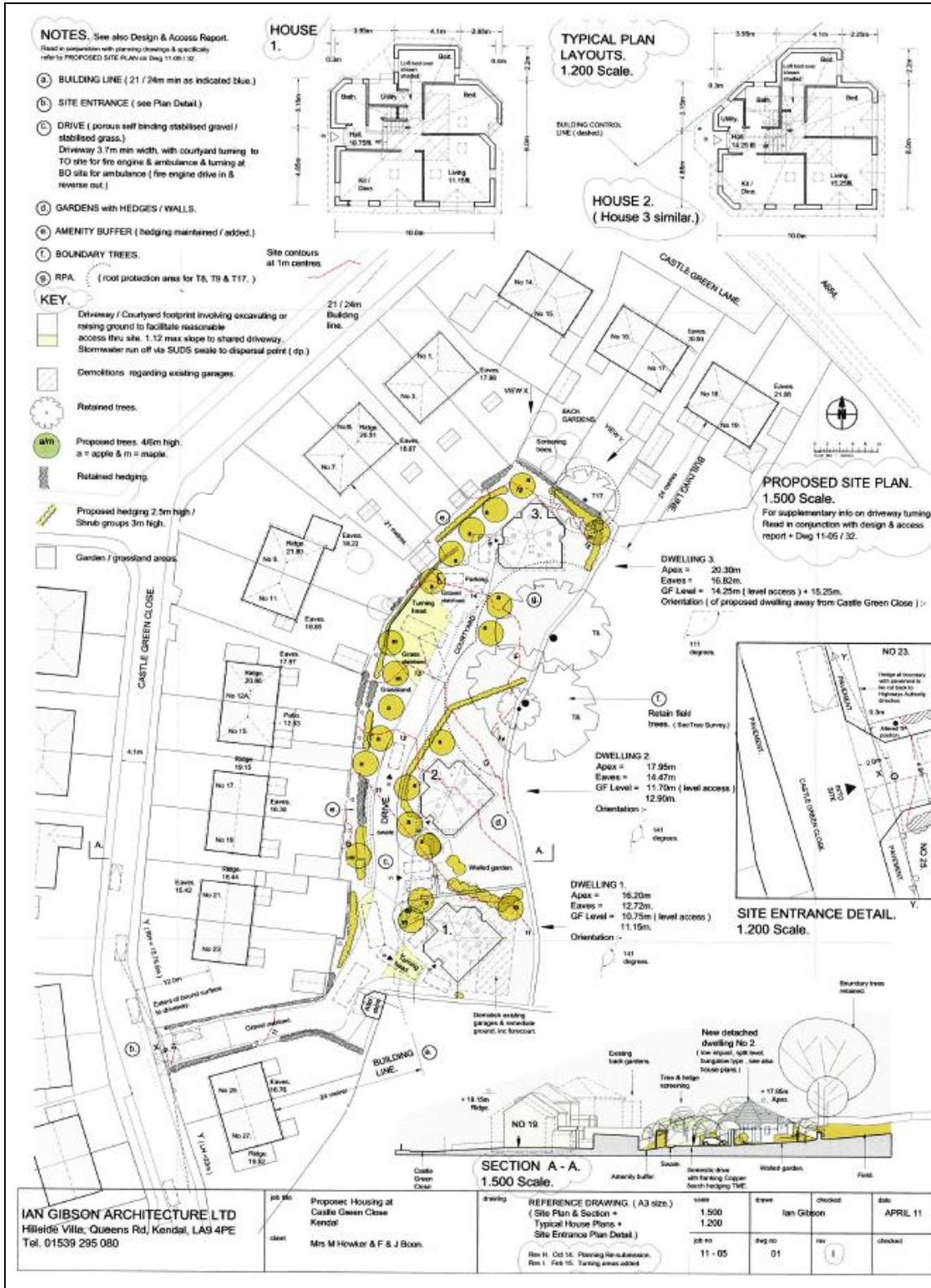
Viewing

The access to the site from Castle Green Close is currently open and inspections can be made upon appointment with the selling agents and whilst in possession of a set of these sales particulars (Simon Adams dealing), kendal@peill.com for viewings.

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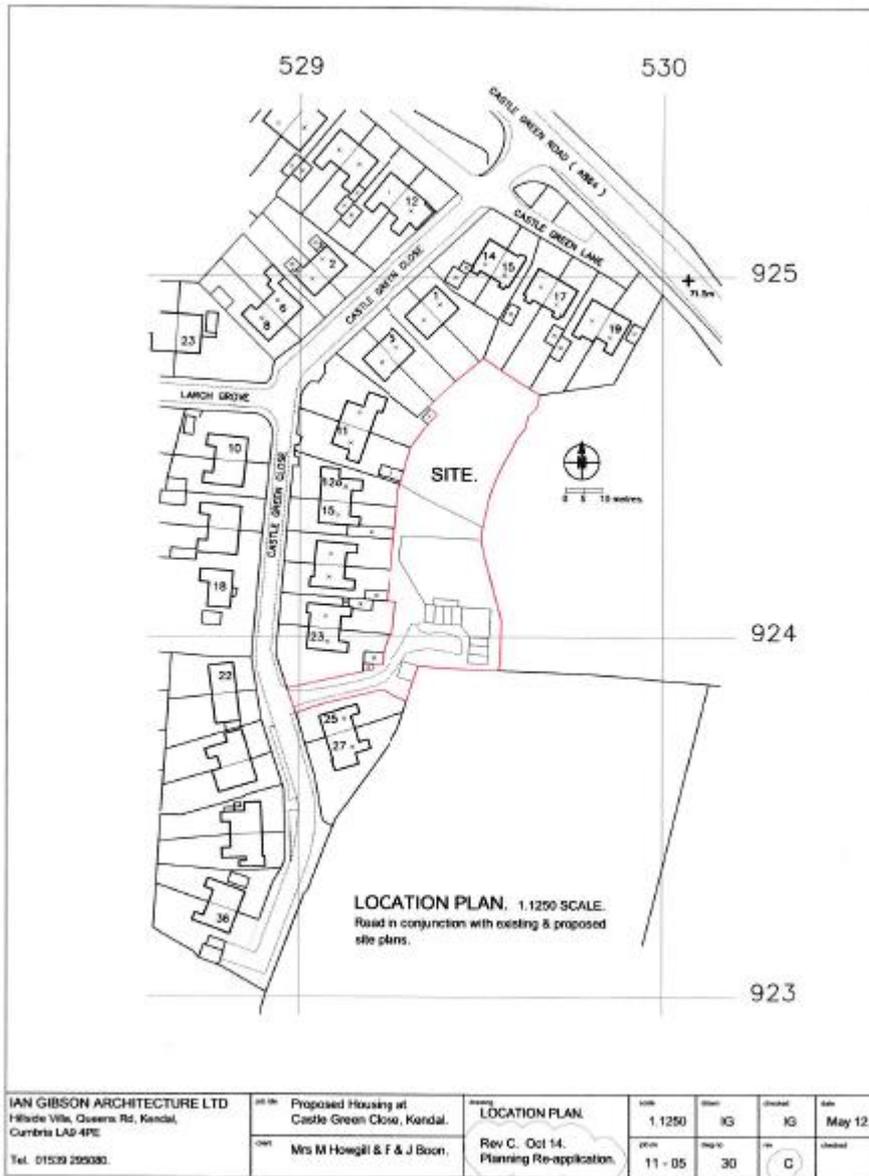
Proposed Layout Plan



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Location Plan



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