

**Residential development land for sale
adjacent Millom Cricket Club**

**St Georges Road
Millom
Cumbria
LA18 5DW**



**Potential residential development site (previously with
planning consent – currently lapsed)**

Millom is a town situated on the south west coast of Cumbria on the edge of the Lake District National Park on the shores of the Duddon Estuary and, together with neighbouring Haverigg has a population of approximately 10,000. The town has the usual facilities and services including Primary and Secondary schools, Tesco Supermarket, town centre retail with post office, banks and independent traders and a railway station a short distance from the subject property which is on the west Cumbria coastline linking Barrow-in-Furness with Carlisle. The town therefore offers good access to neighbouring employment centres of Barrow to the south and Sellafield to the north.

Location

The subject site is situated just off St George's Road approximately half a mile from Millom town centre immediately adjacent to the Oasis Dental Care dental surgery. The site also has the significant benefit of being immediately adjacent to Millom cricket club and any development on the site is therefore likely to take advantage of views over the cricket ground and towards St George's church.

Description

The site comprises a level regularly shaped site which previously had planning consent for the construction of 9 dwellings from the local authority, Copeland Borough Council. Consent was granted on 31 March 2011 under reference 04/11/2034. Whilst the previous planning consent has lapsed, enquiries at the local planning authority has suggested that the consent could be resurrected by any purchaser of the site. Enquiries of the environment agency reveal that the site is within flood risk zone 1 (meaning that a flood risk assessment for any planning application would not be required. Further details are available from Copeland Borough Council tel: 01946 598 300).

Terms

Freehold with vacant possession on completion

Price

Offers are invited for the freehold interest in the site.

Legal Costs

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

VAT

We have been advised that the site is not registered for VAT.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), kendal@peill.com for viewings.

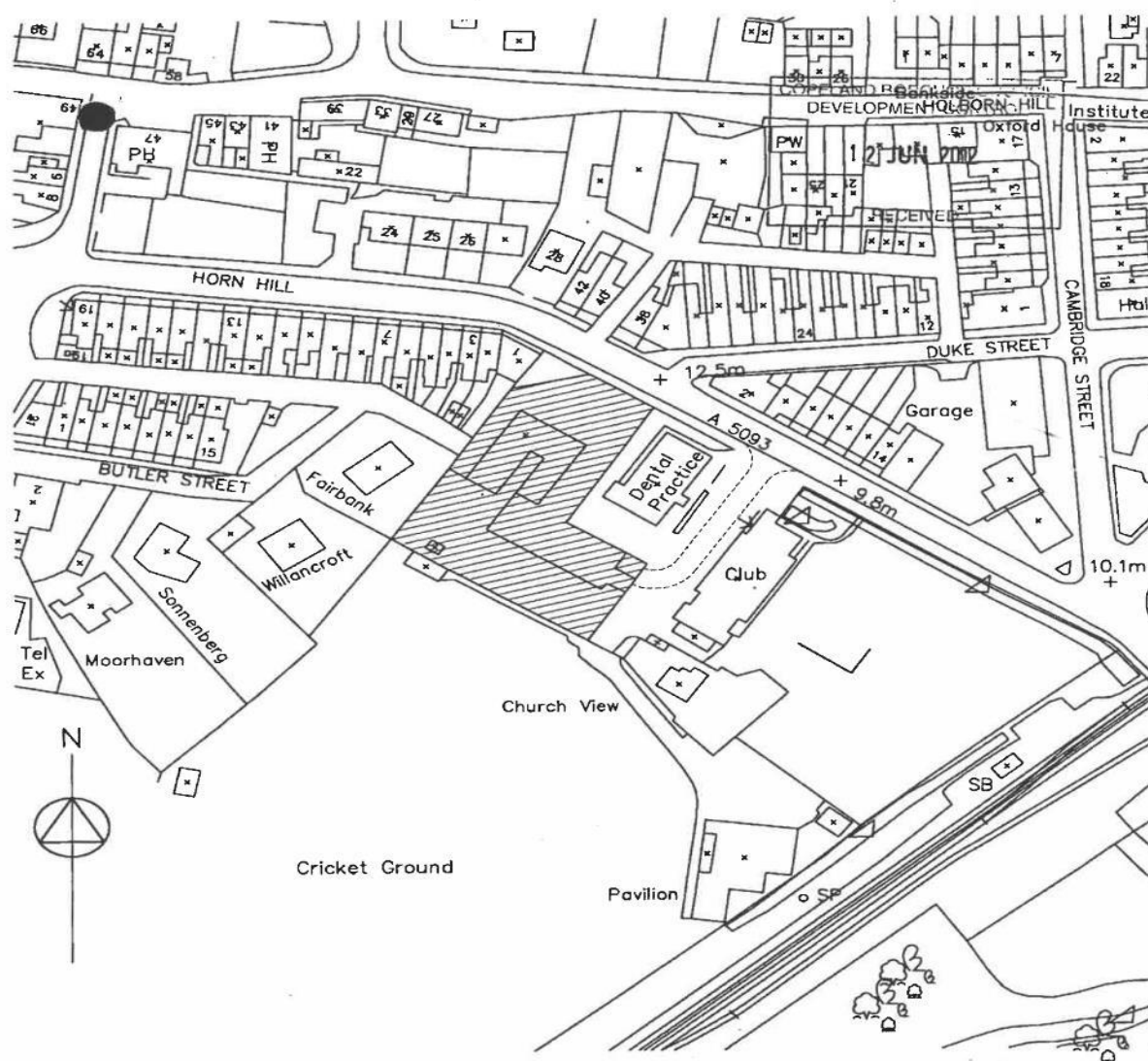
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