

FOR SALE

Guide Price: £250,000



PFK

**Development Site Land
adjoining 1 and 2 Wynfield,
Arlecdon Parks Road,
Arlecdon CA26 3XF**

- Development site
- 3981 sq meters
- Outline planning for 9 dwellings
- Well positioned village location

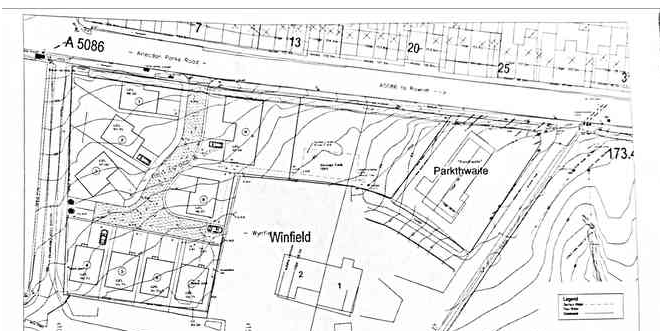
ABOUT THE PROPERTY

A substantial development site located on the edge of Arlecdon village centre with outline planning approval for the erection of nine detached dwellings. The application has been granted by Copeland Borough Council, approved with all matters except access (incl. layout, appearance, landscaping and scale) reserved for future consideration. The application is not subject to any affordable housing obligation or local occupancy restriction.

Once built many of the properties will have fine views over many of the better recognised West Cumbrian fells, and with the beautiful Ennerdale valley just a short drive away should suit a range of buyers including those looking to relocate to the area from towns and cities with work or retirement.

LOCATION

Arlecdon is a Local Centre in the Copeland Borough having a wide range of facilities including primary school, shop and post office, public house, community and sports facilities, garage, and employment centres (In Rowrah). It enjoys excellent road links connecting it to nearby towns of Cockermouth, Workington and Whitehaven. The C2C cycleway is also within 20m of the site.



ROOM DESCRIPTIONS

Planning

Outline planning consent has been granted for up to nine dwellings. Prospective purchasers are advised to satisfy themselves and take advice on the contents. Additional information can be found on the Copeland Borough Council website using planning reference 4/18/2504/001.

Affordable Housing/Local Occupancy

There is no provision for local occupancy or affordable housing within the development permission.

Site Measurement

3,891 square metres. Please note: the measurement is approximate and must not be relied upon; the purchaser is advised to satisfy themselves with regard to this.

Access

The purchaser will be required to accommodate access from the public highway to the development site as shown in the attached plans. The road layout will be to fully adoptable standards in accordance with County Council requirements. All other matters are reserved.

Method of Sale

The development site is offered for sale by private treaty and as a whole.

Tenure

The land is offered for sale freehold and with vacant possession.

Plans & Schedules of Areas

The maps included within the particulars are for guidance purposes only and the purchaser must satisfy themselves with regard to areas. Plans show proposed dimensions at the site as implied from the planning application.

Health & Safety

We request that you take as much care as possible when making your inspection of the site for your own personal safety. Please also respect any livestock on the property and do not cause any disturbance to them.

Viewing

The development site may be viewed at any reasonable daylight hour provided a copy of these particulars is to hand.

FLOORPLAN



EPC

SALE DETAILS

Services

Buyers should satisfy themselves to the availability of services.

Viewing

Through our Cockermouth office, 01900 826205.

Directions

From Whitehaven proceed out of the town centre via Harris Moor to Red Lonning. At the roundabout take the first exit on to Moresby Parks Road, turning right shortly after where signposted for Frizington. Continue on this road to Steel Brow then onward to Dub Brow and at the junction turn left and continue towards Arlecdon. A PFK 'For Sale' board has been erected on the roadside at the site which is located on the right hand side of the road just opposite a row of terraced houses.