

For Sale

**LANDWOOD
GROUP**



LAND TO THE SOUTH OF BANK LANE, BARROW-IN-FURNESS, CUMBRIA LA14 4DN

Residential Development Land

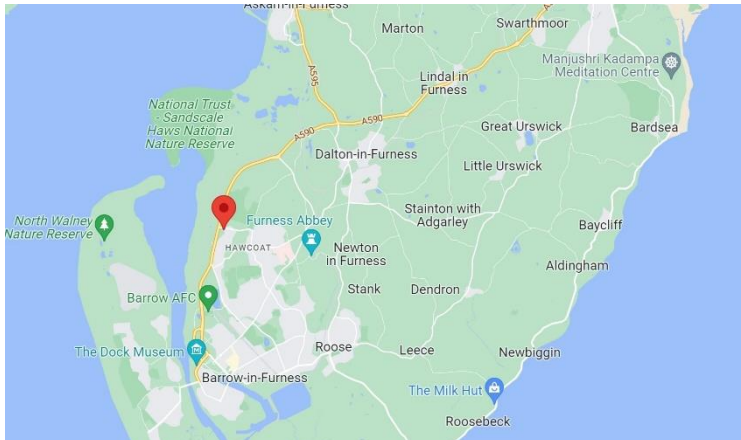
- Outline consent for up to 48 dwellings
- Site Area 1.63 Hectares (4.03 Acres)
- Full suite of technical documents available
- Approximately 1.75 mile north of town centre
- Good public transport links
- Close to local primary schools

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Location

The land is situated to the north of Bank Lane and between Park Road (A590) and Middlefield.

The town centre lies approximately 1.75 miles to the south, local bus routes run along Middlefield which is also the location of neighbourhood retail units and there is an Asda supermarket approximately 1.25 miles to the south. Within 1 mile radius are 4 primary schools and 1 secondary school.

Barrow-in-Furness is the second largest urban centre in Cumbria, comprising a port that lies at the southwestern part of the county, approximately 10 miles from the Lake District National Park. The main employer in the town is BAE Systems who has recently invested £300 million in Barrow's shipyard to construct buildings capable of manufacturing and assembling a new class of submarines.

In 2023 the governments of the United Kingdom, United States and Australia committed to construction of a new class of nuclear submarine as part of the AUKUS military alliance. The submarines will be designed and predominantly constructed in Barrow.

Description

Land, forming part of a larger site that was granted planning permission for mixed use development, with the subject element having outline consent for up to 48 dwellings.

The site extends to 1.63 Hectares (4.03 Acres).

Tenure Information

Freehold.

Legal Costs

Each party will be responsible for their own legal costs.

Planning

Planning permission for a larger plot, of which the land forms part, was granted consent for a Hybrid Application, comprising a Builder's Merchant (currently being constructed, together with associated SUDS areas and foot/cycle way) and residential development of up to 48 dwellings including landscaping, open space, drainage (including SUDS) and associated works in outline with all matters reserved.

The Application Number is B21/2022/0771 and consent was granted on 7th October 2022.

We understand that this is subject to a Section 106 Agreement and the main terms are:

- 10% affordable dwellings
- £91,743 Highways Improvement Contribution, payable upon the sale of 25 or more dwellings
- Open Spaces Management

A pack of further information is available on Request and interested parties should also consult with the local planning Office (Currently Barrow Borough Council, which is to be replaced by the Westmorland and Furness Unitary Authority from 1st April 2023).

Price

Offers above £1,400,000 are sought.

Date of particulars: March 2023.

