

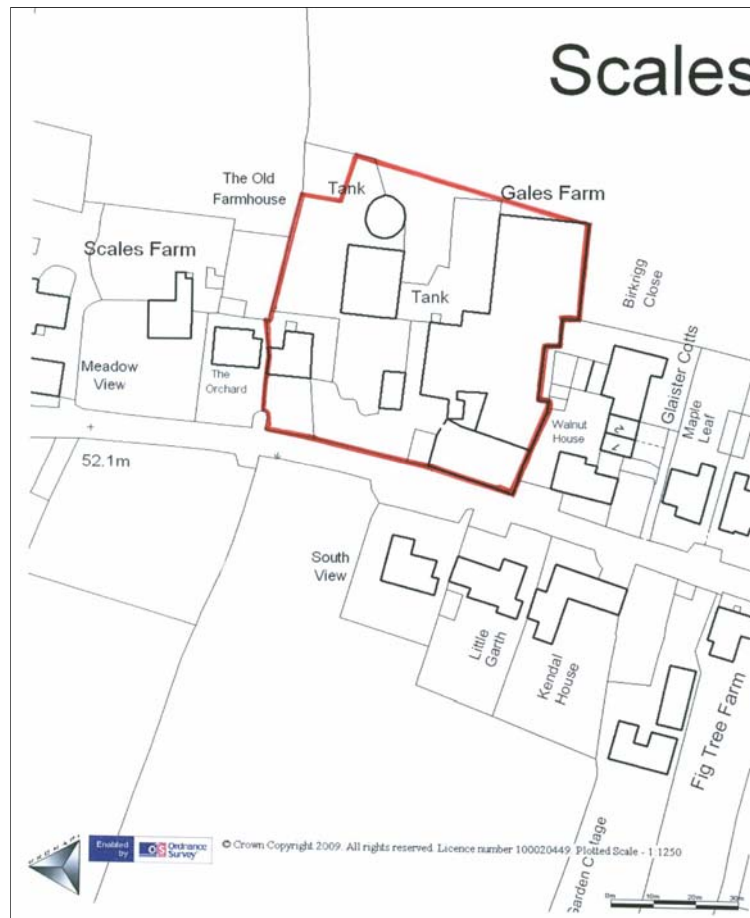
SOUTH CUMBRIA SCALES, NR ULVERSTON

RESIDENTIAL DEVELOPMENT SITE
IN ATTRACTIVE RURAL VILLAGE

FOR SALE

OUTLINE PLANNING FOR 9 DWELLINGS

SITE AREA CIRCA 0.4 HA (0.99 ACRES)



LOCATION

Scales is an attractive rural village on the Furness peninsular approximately 4 miles south of the market town of Ulverston and 7 miles north of the commercial centre of Barrow in Furness.

The village is approximately 1 mile east of the main A5087 coast road, and easily accessible to local amenities with primary and secondary schools in close proximity.

DESCRIPTION

The site comprises a former farm and associated agricultural buildings which have been demolished to provide a largely level area of land suitable for residential redevelopment. A solid stone boundary wall has been erected to the rear of the site separating the site from agricultural land in the ownership of the vendor.

SITE AREA **0.44 Ha** **(0.99 Acres)**

TENURE

Freehold with vacant possession.

PLANNING

Outline planning permission was granted on 25 July 2007 for 9 dwellings, of which 3 must be affordable.

An extract from the planning consent is attached. A copy of the full consent and associated documents can be made available from this office, or interested parties are directed to the South Lakeland District Council website [www.southlakeland.gov.uk/seekonlineplanningservice\applicationnoSL/207/0511/search&viewapplicationsdecided](http://www.southlakeland.gov.uk/seekonlineplanningservice/applicationnoSL/207/0511/search&viewapplicationsdecided).

CONDITIONS

In addition to the conditions stipulated in the Grant of Consent, our clients are seeking the following:-

- The access road to the left hand side of the site be constructed sufficiently wide to support agricultural machinery with 24 hour access to the fields to the rear.
- Provision of a metered water supply from the new mains serving the development for the agricultural fields to the rear.
- Erection of a solid fence/boundary between the old farmhouse and the new development.
- Co-operation with regards to work on site and impact on the old farmhouse and adjacent occupiers.

LEGAL FEES

Each party will be responsible for their own legal and professional fees incurred in the transaction.

EXPRESSIONS OF INTEREST

In order to assess any offers submitted, our clients will require information on the technical capacity, financial and economic strength of developers interested in bidding for the site.

VIEWING

All viewings are to be by appointment only through Margaret Bushnell, Carigiet Cowen. Tel: 01228 544733 or mbushnell@carigietcowen.co.uk.

DETAILS PREPARED

September 2009.

Messrs Carigiet Cowen for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

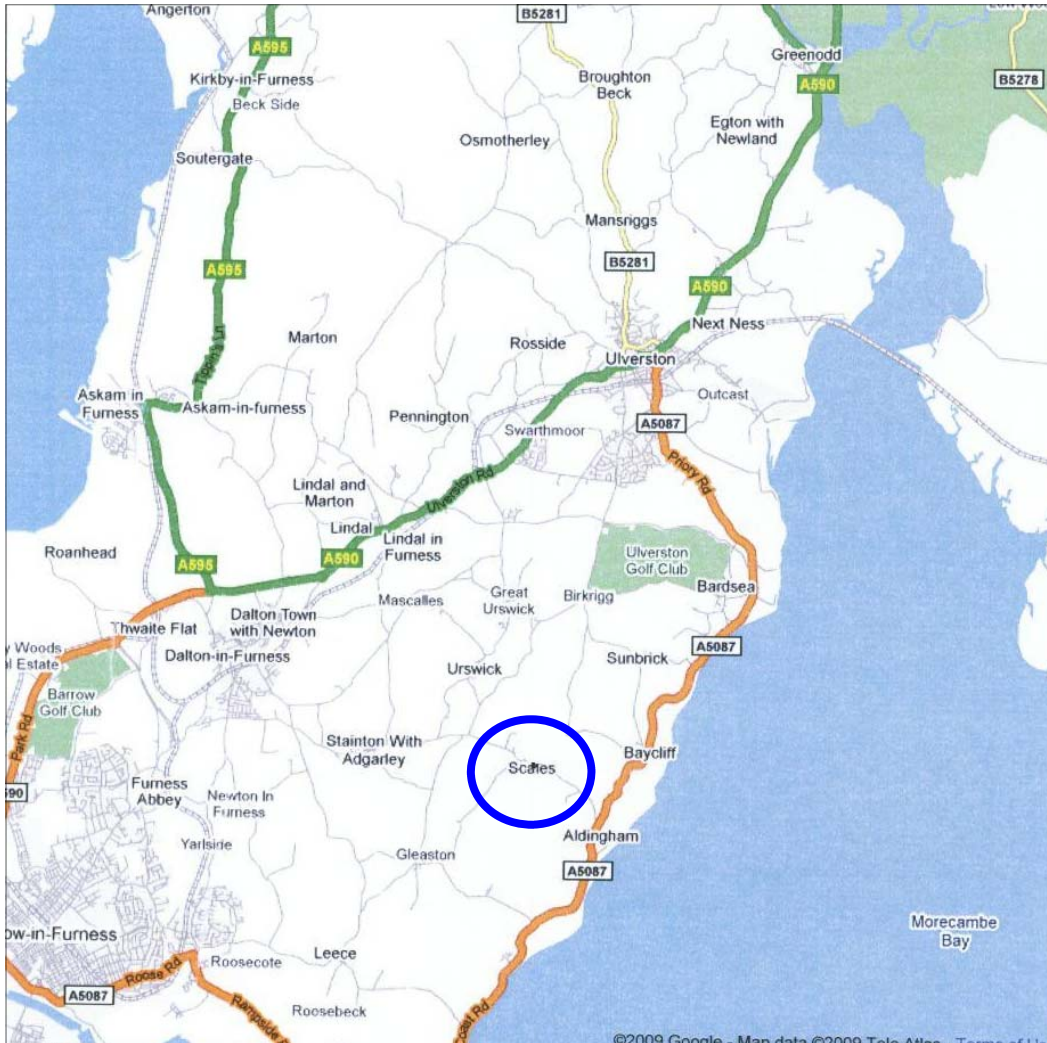
2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

3) no person in the employment of Messrs Carigiet Cowen has any authority to make or give any representation or warranty whatever in relation to this property.

SOUTH LAKELAND DISTRICT COUNCIL Online Planning - Details

Planning Application Number: SL/2007/0511
Site Address: GALES FARM SCALES ULVERSTON LA12 0PE
Description: DEMOLITION OF AGRICULTURAL BUILDINGS & ERECTION OF NINE DWELLINGS & FORMATION OF NEW ROADWAYS
Case Officer and Phone No: Nick Hayhurst 01539 797565
Date Received: 23 April 2007
Date Valid: 21 May 2007
Decision Level: Delegated to Director
Application Status: Determined
Applicant Name & Address: MR GEORGE STOREY
SOUTH VIEW SCALES ULVERSTON LA12 0PE
Agent Name & Address: CHRIS BUGLER
THE BARN BAYCLIFFE HOUSE BAYCLIFF ULVERSTON LA12 9RN
Decision Date: 25 July 2007
Ward:
Parish: ALDINGHAM





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