



Residential Development Land

West End Lane, Ulverston, Cumbria, LA12 9HW

A rare opportunity to acquire development land, located on the corner of Priory Road and West End Lane, Ulverston. Approximately 10.65 acres (4.31 ha). Allocated for the development of 97 residential dwellings.

OFFERS INVITED



Key Features

- **Level Site on the Southerly periphery of the market town.**
- **Only a few minutes walk from the town centre.**
- **Frontage to both West End Lane and Priory Road**
- **Mains electricity, drainage and water available nearby.**
- **Opportunity for development of 97 dwellings, as detailed in the local plan.**

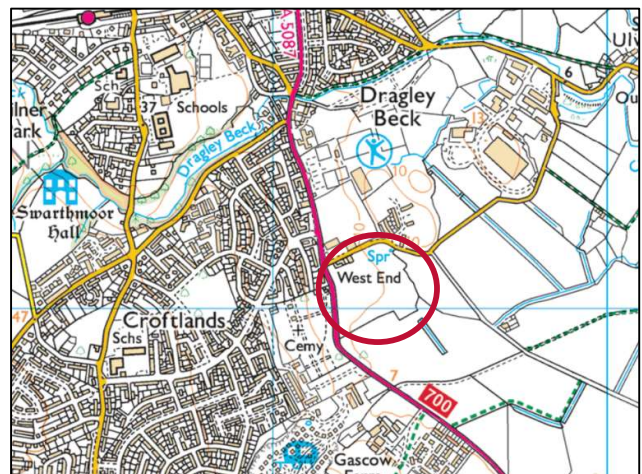
Location

The site is located on the outskirts of the popular market town of Ulverston on the corner of Priory Road and West End Lane – approximately 1 mile south of the A590 and Ulverston Town Centre.

What3Words: entertainer.club.walking

Directions

Heading West through Ulverston along the A590 turn left at the traffic lights onto Quebec Street towards Bardsea, Croftlands A5087. Follow this road for approximately 0.8 miles and turn left onto West End Lane, the site is located on the right-hand side of this road, opposite Ulverston's Leisure Centre.





Description

A level site, comprising a small group of farm buildings and a large field extending in all to 11.96 ac (4.84 ha), of which 10.65 ac (4.31 ha) is allocated for development. The abovementioned agricultural buildings consist primarily of two large barns, both of stone construction, under pitched slate roofs. These buildings and yard are located along the site's northerly boundary, adjoining West End Lane.

Mature hedges and post-wire fences form the northerly, westerly and southerly boundaries while a stone wall runs adjacent to priory road forming the westerly boundary. Access to the site is currently available via two gateways, both leading from West End Lane, with one passing through the farmyard.

Planning

The site is allocated (LA1.3 – West End Farm) in the South Lakeland Local Plan and identified for residential development. As detailed in the local plan, 4.31 ha of the land parcel is capable of accommodating 97 dwellings.

The owners and sellers have not submitted any Planning Permission applications to the Westmorland and Furness Council. Prospective buyers are recommended to make their own enquiries at the Planning Offices of South Lakeland District Council, details of which are provided below.

The owner's preference is to enter into an option agreement and subsequent sale.



Tenure

Freehold. Vacant possession upon completion

Services

It is understood that services, electricity, water and drainage are available in close proximity to the site. Potential buyers must make their own enquiries with the service providers.

Local Authority

Westmorland & Furness Council. Tel No: 01539 733333

Selling Agent

H&H Land and Estates, 36 Finkle Street, Kendal, Cumbria, LA9 4AB. T: 01539 721375

Viewing

Strictly by appointment through our Kendal Land & Property Office.

Offers

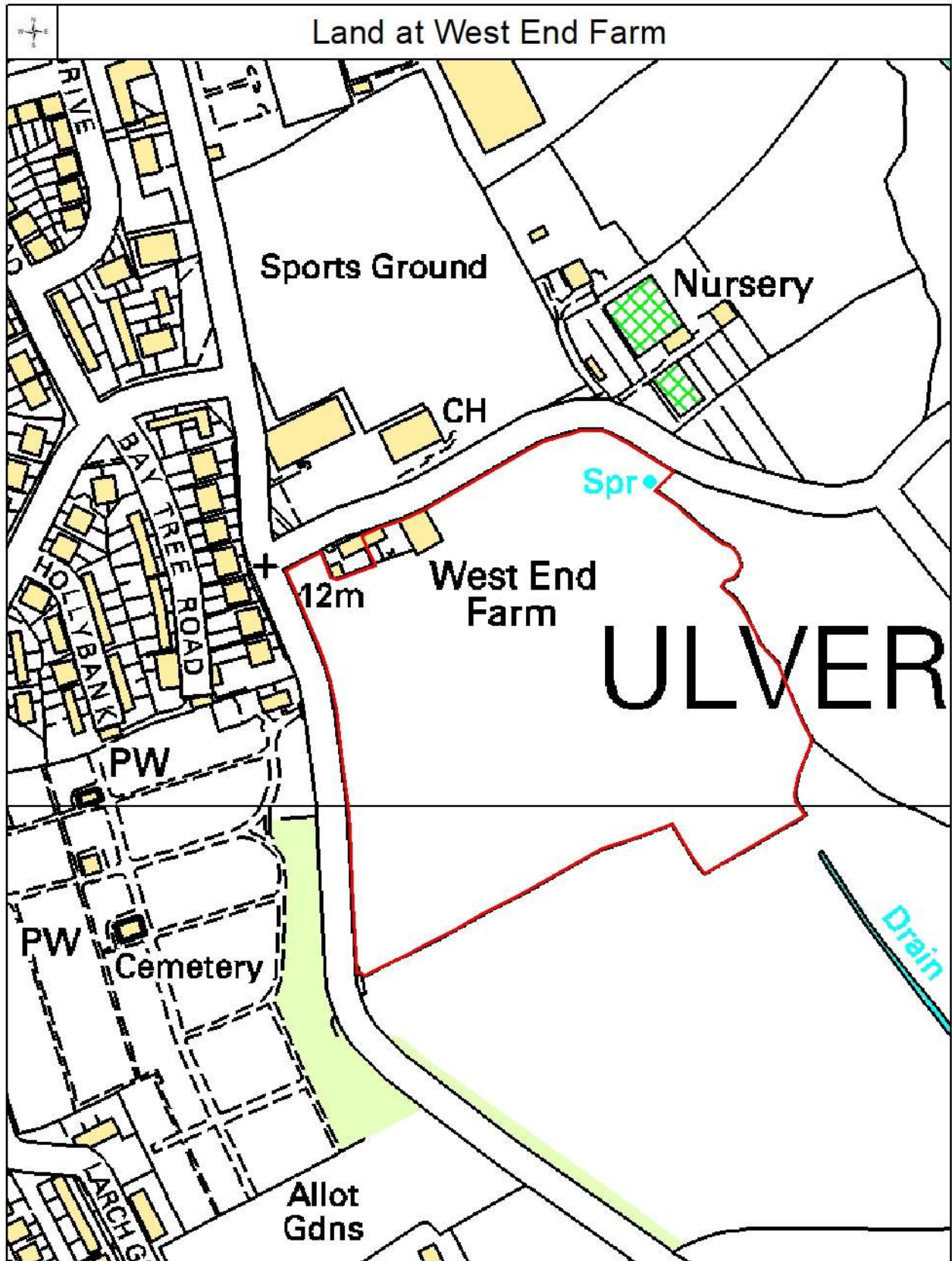
Expressions of interest to be submitted to the Kendal Office. Reference CJPT – Residential Development, West End farm, Ulverston.

IMPORTANT NOTICE: These particulars have been prepared for the guidance of intending purchasers. No guarantee of their accuracy can be given, nor do they form part of a contract. The services and appliances have not been tested. Interested parties should make their own enquiries and investigations prior to a commitment to purchase is made. No responsibility is accepted for any loss or expense incurred in viewing the property in the event of the property being sold, let or withdrawn. Please contact the Agent before travelling to view.

Anti-Money Laundering Regulations: Prospective purchasers will be required to provide photographic identification and a utility bill proving residency to enable us to comply with the Anti-Money Laundering Regulations.

Particulars prepared: May 2023

Land at West End Farm



H&H
Land & Estates

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Date: May 2023
Our Ref:
Plan No:
For illustration purposes
only

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