FOR SALE

Carigiet Cowen

COACH ROAD
Whitehaven, CA28 9DD

Development Site
1.039 Ha (2.57 acres)

- Prominent site with extensive road frontage
- Close to Whitehaven Town Centre
- Existing Planning Consent for Extra Care Facility
- Located within " Corkickle " Development Area

Location

Whitehaven is one of the major commercial centres in West Cumbria with a resident population of approximately 26,000 drawing on an estimated catchment circa 72,000. The town has undergone extensive regeneration in recent years, strengthening its position as a tourist and retail centre, including the creation of a 214 berth marina. The subject site is situated off Coach Road to the south of Whitehaven town centre which provides a link from the A5094 to the B5345 Ginns to Kells Road, in an area of mixed commercial, residential and leisure users.

Description

A 'wedge' shaped development site with good frontage to Coach Road the site has previously been used for a variety of commercial uses, most recently as a contractor's office and depot. The site has now been cleared of all built structures and is ready for redevelopment The Site forms part of the "Corkickle" area which has been identified by Nugen as having potential for the development of large temporary worker accommodation and associated facilities to support the proposed Moorside Project, which of course centres around the construction and operation of a new nuclear power station adjacent to the existing Sellafield site to the south

Services

All mains services are available to the site, including gas.

Acting on behalf of the Eric Wright Group

ERIC WRIGHT GROUP

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T: 01228 544733

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Planning

The site is classed as "brownfield" or previously developed land within an urban area and its redevelopment is therefore supported by national, regional and local policies.
Planning Permission was granted by Copeland Borough Council on 18th June 2014 (REF: 4/14/2124/0F1) for the development of an Extra Care & Dementia Facility comprising 56no. Apartments and 4no. Bungalows.
Various supporting documents can be made available including a Flood Risk Assessment prepared by Civic Engineers.

Terms

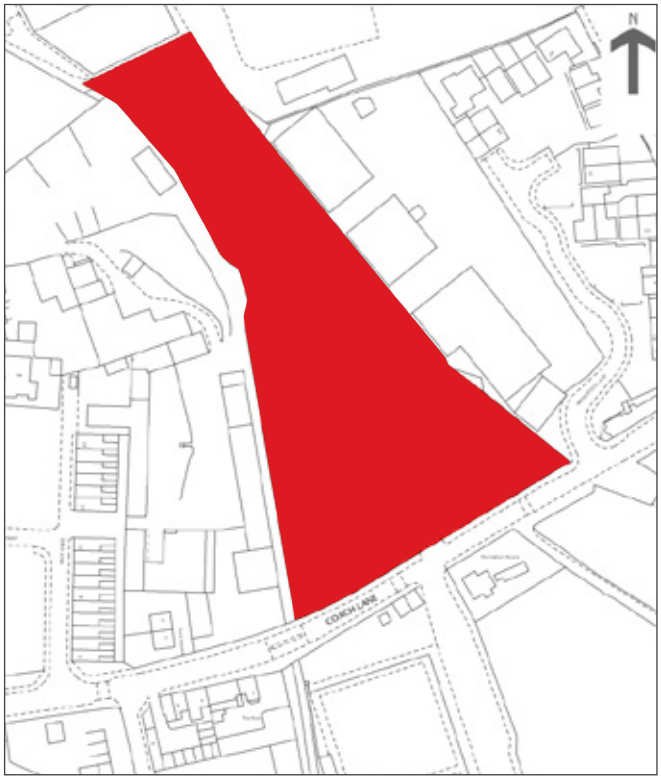
Offers are invited for the freehold interest in the site and premises as shown edged red and hatched green on the OS plan extract (Title Number CU117017).
Alternatively, design and build opportunities may be considered, on a freehold or leasehold basis, subject to agreement of suitable terms.

Viewing

Strictly by arrangement via the sole agents, Carigiet Cowen.

Contact Richard Percival.
Tel: 01228 544733.
Email: rpercival@carigietcowen.co.uk

Regulated by RICS



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