



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Land off Sedgwick Road, Natland, Kendal LA9 7FJ



KEY CONSIDERATIONS

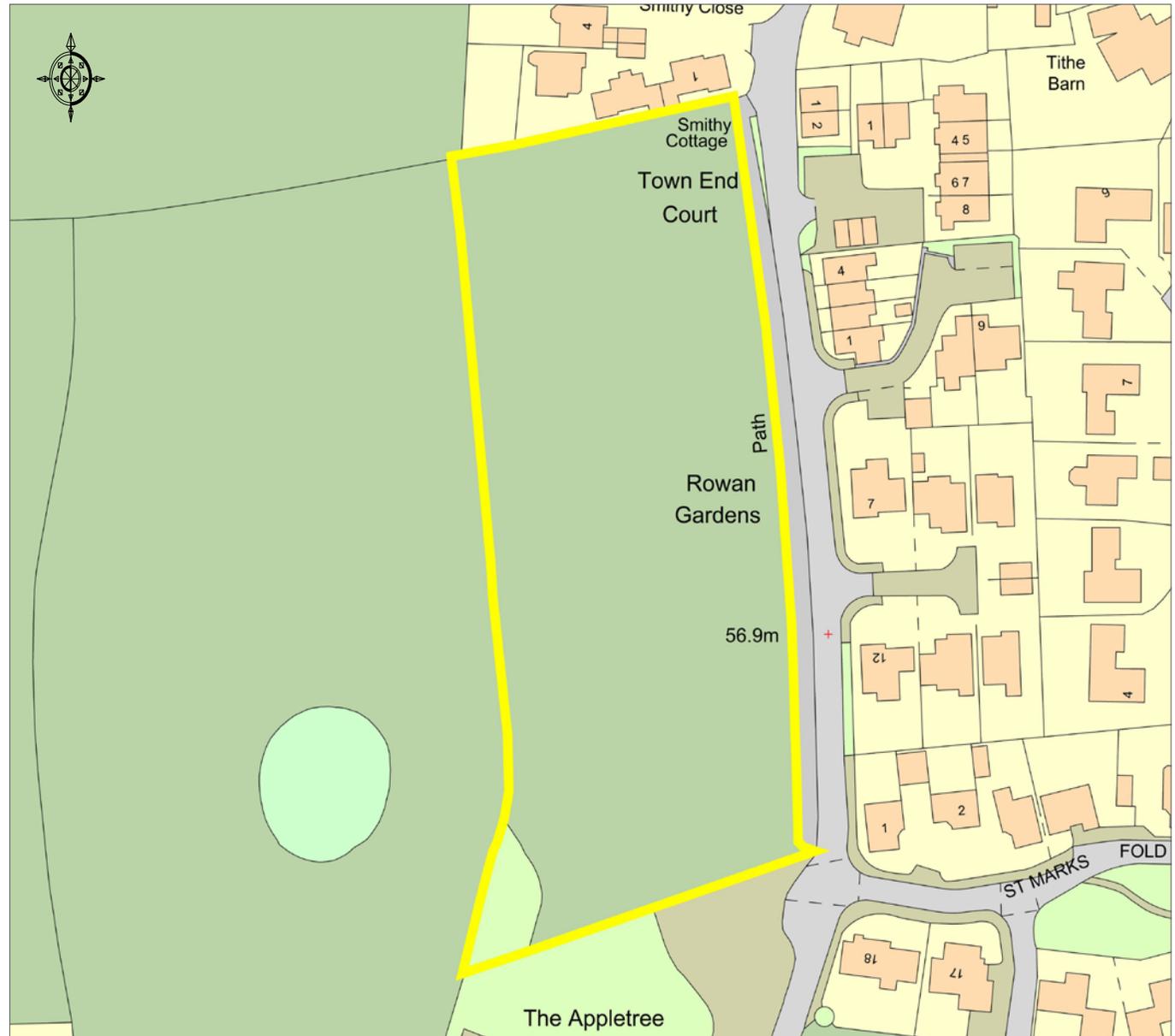
- An opportunity to acquire an attractive residential development site in a high value market location.
- The site benefits from a housing allocation for 28 dwellings under the South Lakeland Site Allocations DPD (2013), reference LA1.3.
- Greenfield site located in an attractive setting approximately 1.3 miles away from the Lake District National Park.
- The site extends to approximately 2.50 acres (1.01 hectares).
- Close proximity to the popular market town of Kendal.

LOCATION

The site is located in the village of Natland, off Sedgwick Road. Natland is a small village in Cumbria, approximately 2 miles south of Kendal and around 1 mile west of the village of Oxenholme. Natland includes a historic core around the village green, of which the majority of residential development has expanded from.

The site benefits from an attractive, rural setting but maintains good accessibility to major roads and motorways. Junction 36 of the M6 is located approximately 6 miles to the south east of the site, which provides access to the wider motorway network across the country. The M6 provides direct access to Carlisle, situated approximately 50 miles to the north of Natland; while Lancaster, Preston and Manchester are located around 20, 40 and 72 miles south respectively.

Natland also benefits from excellent connectivity to public transport infrastructure. Oxenholme Lake District railway station is located approximately 1.5 miles to the north east of the site, and offers direct services to London Euston, Edinburgh, Glasgow



Central, Manchester Airport, and Birmingham Central. More local services also provide access to Lancaster, Windemere, Penrith and Kendal. A bus stop is located 0.2 miles north of the site, which provides a regular service between Kendal and Arnside.

There are three schools within a 5 mile radius of the site which have been rated as 'Outstanding' by Ofsted (2016-2018) including, Old Hutton CofE Primary School, Crosthwaite CofE Primary School and Cambian Whinfell Independent School. There are an additional 14 schools that have been rated as 'Good' (2016-2019) within the same radius.

Local amenities in Natland include a Post Office, a newsagents and a primary school, while Kendal town centre benefits from a broader range of facilities. Substantial retailers including Marks & Spencer, Boots and Asda retain a presence within the town, alongside a number of local independent retailers, various public houses, bars and restaurants.

DESCRIPTION

The site extends to approximately 2.50 acres (1.01 hectares) and comprises a rectangular shaped, greenfield parcel of land, with roadside frontage onto Sedgwick Road. The site is relatively level with a slightly raised gradient towards its centre on its western most boundary. It is boarded to the north by residential development, to the east by Sedgwick Road, to the south by The Appletree School and open countryside to the west.

PLANNING

The site is located within the jurisdiction of South Lakeland District Council. It is allocated for housing development in the South Lakeland Site Allocations DPD (2013) under LA1.3. The DPD lists the allocation with an indicative density of 28 residential dwellings, however this number could likely be increased through negotiation with the Local Planning Authority. Any application for residential development may be liable for Community Infrastructure Levy (CIL), which was adopted by South Lakeland District Council in June 2015. Policy CS5 of the Core Strategy requires 35% of new housing to be affordable, with 55% of this provision being for social rented tenure.

TENURE

Freehold

SERVICES

Prospective purchasers should make their own enquiries to the relevant Authorities as to the suitability, capacity and exact location of services.

PLANNING AND TECHNICAL INFORMATION

Planning and technical information will be made available to interested parties through a secure data room, for which access will be provided to approved parties.

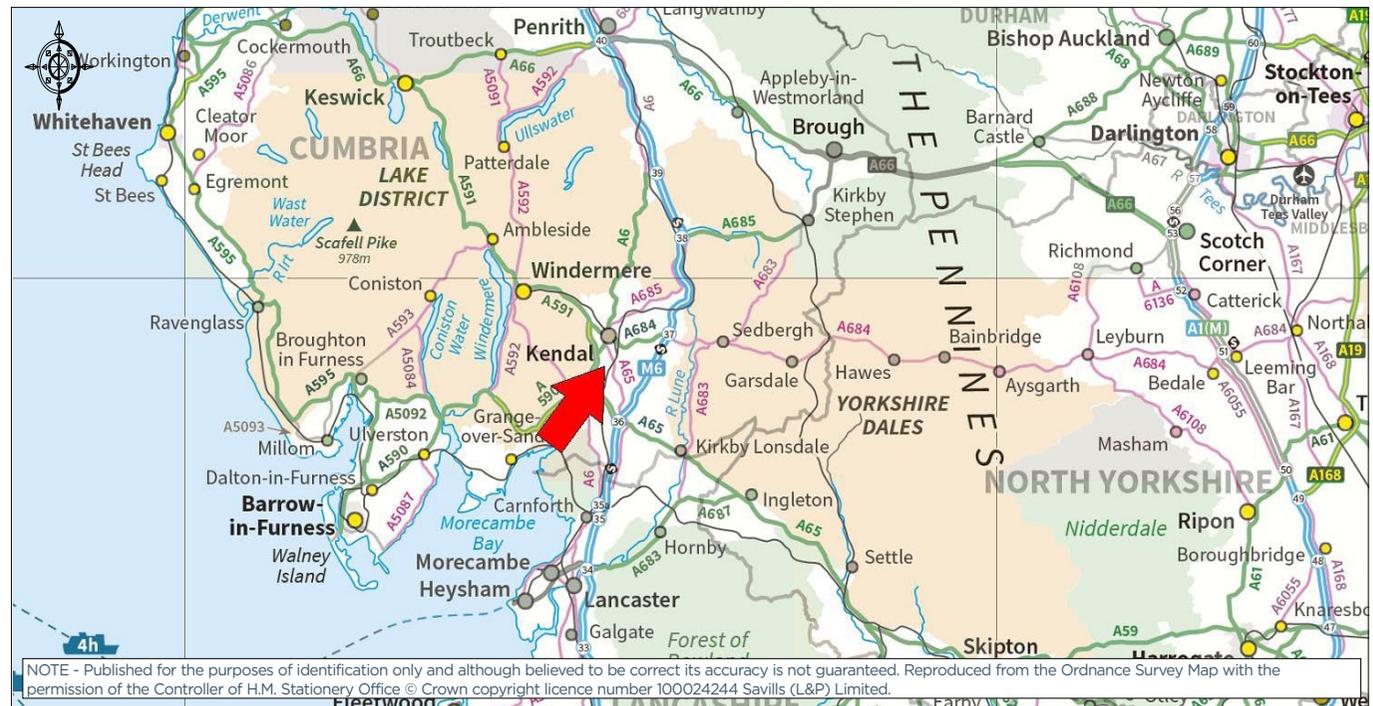
LEGAL COSTS

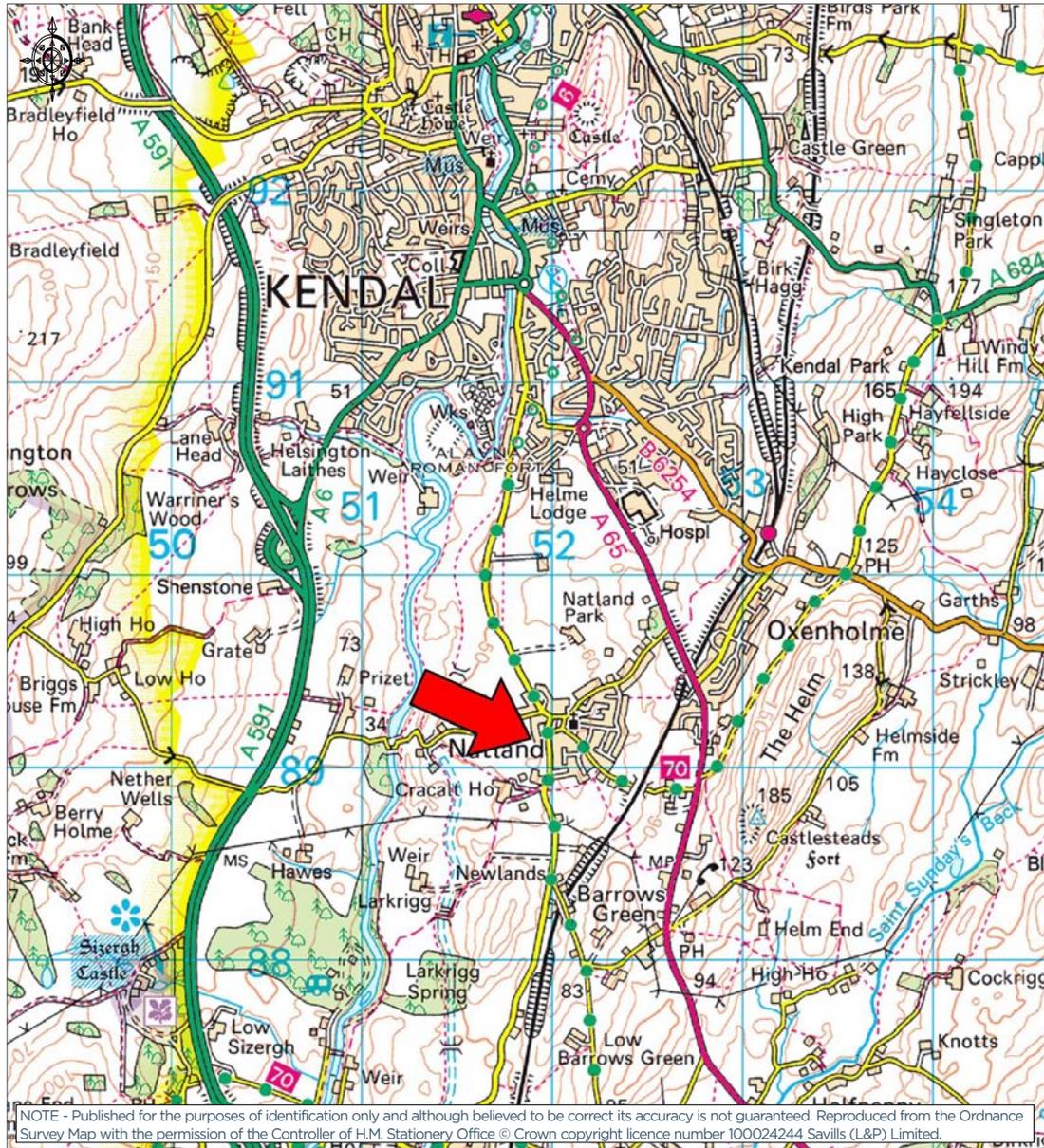
Each party will be responsible for their own legal costs associated with this transaction.

METHOD OF SALE

The site will be sold on an open market, Informal Tender basis. Interested parties are required to confirm their interest via e-mail. Thereafter, additional information and details of the tender deadline date will be issued. All offers are to be submitted to Jay Duffield, Savills (UK) Limited, Belvedere, 12 Booth Street, Manchester, M2 4AW.

The Vendor reserves the right not to accept the highest or any offer.





VAT

The Vendor reserves the right to charge VAT on the purchase price.

VIEWING

Interested parties should contact Jay Duffield for more information or to arrange a viewing. The site can be viewed from the public footpath to the east of the site which is accessed via Sedgwick Road.

CONTACT

For further information please contact:

Savills Manchester

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