

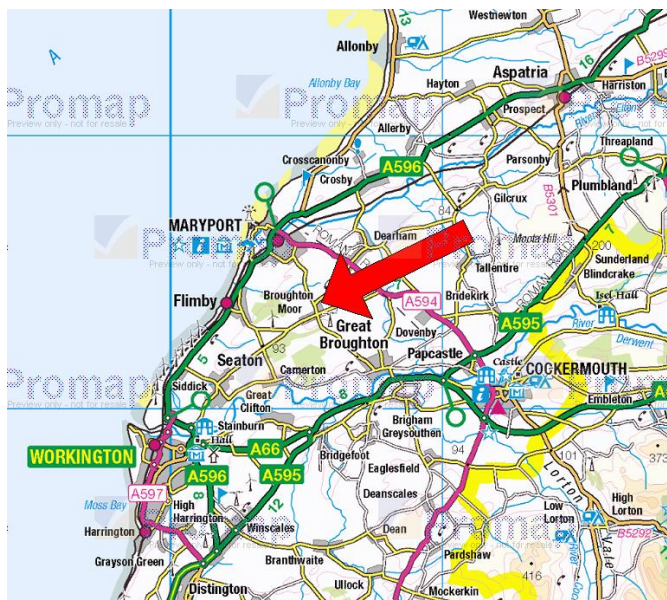


FOR SALE

Residential Development Land at Dearham, Broughton Moor, Maryport, Cumbria, CA15 7RN

- Greenfield development opportunity in a semi-rural location
- Outline planning permission granted for up to 64no. dwellings (25% affordable housing).
- Site area approximately 2.35hectares (5.81acres)





Location

The site is situated to the north of the village of Broughton Moor in a semi-rural setting off Dearham Road.

Broughton Moor lies 3km to the north of Great Broughton, 3km south of Maryport and 8km south east of Cockermouth.

Description

The site is greenfield agricultural land of a relatively regular shape and is flat with a gentle slope from east to west with a change in levels of 2 metres.

The north of the site is bound by Dearham, beyond which is open countryside consisting of agricultural fields and is bound by open countryside to the east. To the south of the site is an area of Public Open Space beyond which lies residential properties and a primary school. The western boundary of the site abuts the rear boundary of residential properties on Heatherfields. Within the northern boundary lies a high pressure gas main and overhead power cables and this land is identified as Public Open Space on the proposed masterplan.

Planning

Outline planning permission for the erection of up to 64 no. dwellings was granted on 3 March 2015 (Applic. Ref. No. 2/2014/0868) subject to a Section 106 Agreement for the provision of 25% affordable housing, and a financial contribution of approximately £3,500. Interested parties should direct planning enquiries to Allerdale Borough Council on 01900 702740.

Site Area

The site covers an estimated total area of approximately 2.35 ha (5.81 acres).

Tenure

The site will be sold freehold and free from any encumbrances or restrictions on development subject to the easement/wayleaves in respect of the gas main and overhead cables inside the northern boundary.



Offers

We are inviting greenfield offers to be made to Kieran McLaughlin at the offices of JLL, 1 Piccadilly Gardens, Manchester, M1 1RG. All offers must explicitly state any conditions that may be attached to the offer and confirm the intended timescales for exchange and completion.

Viewing

Viewing is strictly by appointment.

VAT

VAT will be charged on the sale.

Further Information

A link to an online data room hosting a full technical pack is available upon written request.

For further information please contact:

Kieran McLaughlin

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