



Land to the Rear of Poolside Road Haverigg, Millom, Cumbria, LA18 4HW

A well located site with potential for future residential development opportunity
[subject to the necessary consents].

Extending to approximately 1.24 acres [0.5 ha] in total.

£195,000



Key Features

- An exciting site with potential for residential development [subject to the necessary consents].
- Includes a range of existing buildings.
- A natural infill between existing residential properties.
- Although no formal planning enquiries have been made, the site benefits from an appraisal identifying the potential and possible constraints.
- Extending to approximately 1.24 acres [0.50 ha] in total.

Location

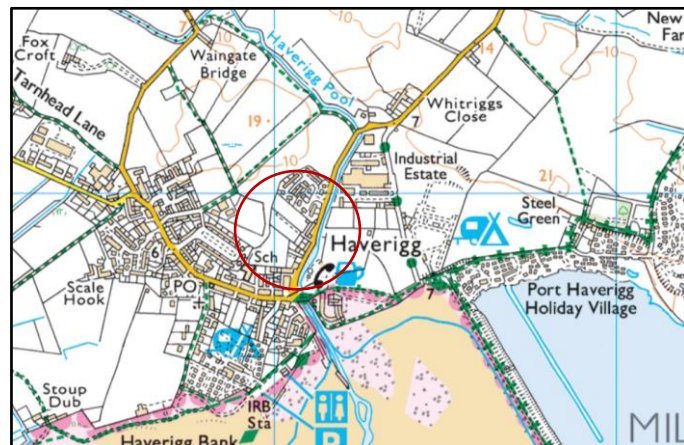
The site is located in coastal town of Haverigg near Millom in Cumbria. Situated behind an existing row of housing off Poolside Road, the site forms a natural infill between existing development.

Grid Reference: SD160789

What3words: braked.done.livid

Directions

From Millom, head south on the A5093 before reaching a left hand turn signposted towards Haverigg, located just before Millom ATC. Continue on this road to the end and take the left turn onto Palmers Lane, signposted for Haverigg. Stay on this road until you reach Haverigg, where you will reach a fork in the road. Stay to the right where you will join Poolside Road. The access to the land is located on the second turn to the right between a two blocks of housing.





Description

An exciting opportunity to purchase a sizable site with potential for residential development [subject to the necessary consents]. The land which is flat in nature and currently accommodates a number of buildings combined with a separate bare field towards the western boundary.

Forming a natural infill between a number of residential properties this site extends to approximately 1.24 acres [0.50 ha] in total, making in attractive size for a variety of potential developments.

Informal inquiries and investigations have been made to explore the development opportunity and independent report suggest that a development could accommodate up to 15 residential dwellings, subject to obtaining planning consent.

Please note that no formal planning advise has been sought and it is strongly recommended that all purchasers make their own enquiries regarding any development opportunity.

Services

The site benefits from a connection to mains water and electrics, however this is through separate ownership and is in need of upgrading. It is believed that some services are located in Poolside Road, however, the location and extent of these is unknown. Any new connections would need to explored and connected by the successful purchaser.

Access

Access to the site is taken into the south west corner off the small lane situated between two rows of housing and connects onto Poolside Road. Any buyer would be responsible for any improvements to the access is required.

Boundaries

The boundaries of the land for sale are shown for identification purposes only by the red line on the Site Plan. The buyer would be responsible for erecting any new boundary, if required.

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.

Method of Sale

The property is offered for sale by private treaty. Interested parties are advised to register their interest with the Selling Agent at an early stage as a closing date may be set following a period of initial marketing. The sellers reserve the right to amalgamate, withdraw or exclude any of the property shown at any time or to generally amend the particulars.

Tenure

Freehold. Vacant Possession on completion

Health and Safety

The sellers and Selling Agents accept no responsibility for any loss as a result of an accident whilst on the property. All access is taken at your own risk.

Burdens

The property is sold subject to all rights including rights of way, whether public or private rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars.

Planning Authority

Copeland Borough Council Tel No: 01946 598300.

Selling Agent

For further details or a confidential discussion, please contact the Selling Agent; H&H Land & Estates, 36 Finkle Street, Kendal, Cumbria, LA9 4AB, Tel No: 01539 721375. Option 3.

Viewing

The site may be inspected at any reasonable time by prospective buyers, provided a copy of these particulars are in possession.

Particulars prepared on: 21/07/2022

Land at Poolside, Haverigg

