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**FOR
SALE**



INDICATIVE PLAN FOR
IDENTIFICATION PURPOSES ONLY

RESIDENTIAL DEVELOPMENT LAND

1.174 hectares (2.9 acres)

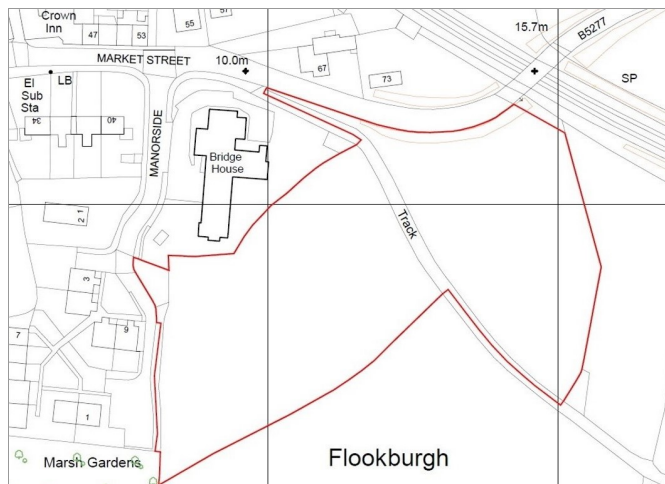
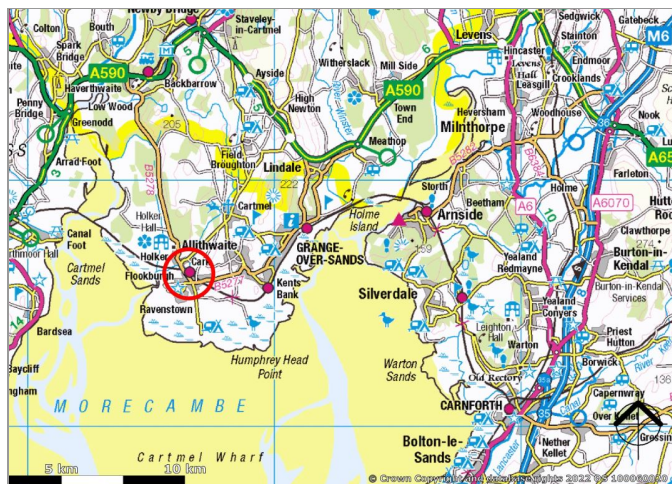
**Land off Manorside
Flookburgh
Grange-Over-Sands
Cumbria
LA11 7JS**

- Very attractive semi rural village setting with open aspects
- Close to Grange-over-Sands, Cartmel, Coniston & Windermere
- Less than 0.5 miles from Cark in Cartmel railway station
- Excellent range of amenities including Primary school
- Benefits from outline planning permission for 32 residential dwellings

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Location

The site is located on the edge of the village of Flookburgh on the Cartmel Peninsula of Cumbria lying approximately 3 miles west of Grange-over-Sands and circa 2.5 miles south of Cartmel.

The location benefits from an attractive semi-rural setting whilst maintaining excellent connectivity to public transport with Carlisle-Cartmel Railway Station being less than 0.5 mile to the north west. Regular services are provided to Grange-over-Sands, Oxenholme Lake District, Lancaster, Carlisle and Preston. Oxenholme Lake District Railway Station has direct services to London Euston, Edinburgh, Glasgow Central and Manchester Airport.

Flookburgh lies approximately 28 miles west of Junction 36 of the M6 which provides access to the wider national motorway network with Lancaster, Preston and Manchester located 25, 40 and 70 miles distant respectively or within approximately 1 hr 15 minutes drive.

Flookburgh offers an excellent range of amenities including a doctors, dentist, pharmacy, opticians, convenience store, public house and primary school.

Description

The site extends to approximately 1.17 hectares (2.9 acres) being greenfield, generally level in nature with hedgerow boundaries. Access is provided via Manorside with prominent roadside frontage from Market Street (B5277).

The site lies immediately adjacent to the local authority operated residential care home (Bridge House).

Services

It is understood that all mains services are available to the site from Manorside.

Interested parties are advised to make their own separate enquiries to satisfy themselves in regards to their suitability.

Tenure

Freehold with the benefit of vacant possession.

Planning

The site has the benefit of an outline planning permission subject to S106 for the development of 32 residential dwelling houses providing 3,655 m² (39,324 ft²) of development (excluding garages). Planning permission has been secured with a decision notice pending – planning reference SL/2021/0991.

The S106 obligations include the delivery of 11 affordable housing units (35%). The tenure split has not been agreed.

Further information is available via the technical pack, however, interested parties are invited to make any planning related enquiries to the local planning authority, South Lakeland District Council (www.southlakeland.gov.uk).

Technical Information

In the first instance interested parties are requested to formally register their interest with Eckersley, who will thereafter provide an electronic link to download the technical information available. The information includes, but is not limited to, the following:-

1. Geo Environmental Phase 1 Desktop & Phase 2 of part (historic)
2. Floor Plans & Elevations for all units
3. Landscape Report
4. Noise Survey
5. Tree Survey
6. Landscape Drawing [Matching Bio reports]
7. Swept Path Analysis
8. Biodiversity Impact Assessment
9. Drainage Strategy + Soakaway + Percolation

Potential enhancements

The opportunity presents a number of potential enhancements including:

- Improved development density to 35 units in accordance with the development plan policy
- Viability assessment to improve the affordable percentage and/or mix
- Purchase of the SPV and resulting SDLT saving

Interested parties are advised to make their own enquiries but further information can be provided upon request.

Method of Sale

Offers are invited for the freehold interest via private treaty.

Proposals

Offer guidelines will be provided which set out any assumptions or detail required to form part of any offer.

To assist with analysing offers, we would request a full schedule of assumptions and any associated costs be provided including any conditions that remain. These should be clearly stated along with any further costs that may subsequently require deduction from any offer.

There is a strong preference for unconditional offers based on the current outline, however, conditional offers subject to reserved matters or a new full application may be considered subject to terms.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

VAT

We understand that the purchase price will be subject to VAT.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

Enquiries

Further information is available via the sole agents:

Eckersley

Contact: Mark Clarkson
 Telephone: 01772 883388
 Email: mac@eckersleyproperty.co.uk

LEGEND:

Proposed residential development of 32 No. houses, comprising:

- 2 No. Type 'A1' two storey
2B/3P @ 70.5m² (Affordable Housing)
- 2 No. Type 'A2' two storey
2B/3P @ 71.4m² (Affordable Housing)
- 1 No. Type 'A3' two storey
2B/3P @ 77.3m² (Affordable Housing)
- 4 No. Type 'B' two storey
3B/4P @ 87.0m² (Affordable Housing)
- 6 No. Type 'C' two storey
4B/6P @ 135.7m²
- 10 No. Type 'D' two storey
4B/6P @ 140.0m²
- 3 No. Type 'E' two storey
4B/6P @ 136.3m²
- 2 No. Type 'F' two storey
3B/5P @ 99.1m²
- 2 No. Type 'G1 & G2' apartments
2B/3P @ 62.2m² & 61.9m² (Affordable Housing)

Car parking Provision:
200% Plots 1 to 11
300% Plots 12 to 25 & 28 to 32 (1 No. Integral garage / 2 No.
external parking spaces)
200% Plots 26 & 27 (1 No. Integral garage / 1 No.
external parking space)

N.B.
Subject to Local Authority Planning Approval.
Title Boundary Key

- Title No. CU223760
Castles & Coasts Housing Association Ltd.
■ Title No. CU213086
Cumbria County Council
■ Title No. CU208610
South Lakeland District Council
■ Title No. CU208610
Option agreed with South Lakeland District
Council to purchase the land

Existing Tree Removed

Proposed tree

V	Proposed plot footprints updated.	JB	22.09.2021
U	Visibility splays added to site plan.	JB	12.08.2021
T	Marsh Gardens removed from red site boundary.	JB	20.01.2021
S	Kerb radius adj. to Plot 24 revised.	JB	21.09.2020
R	Site plan updated following meeting on 24.07.2020 & drawing sheet changed to A1.	JB	03.08.2020
Q	Plot Nos. 1 to 7 updated.	JB	07.05.20
P	Ap's removed / omitted a plot.	IM	20.01.20
N	Communal cycle store ind.	IM	10.12.19
M	Updated re: final dwell details.	IM	06.12.19
L	Manorside Road junction revised.	IM	21.11.19
K	Manorside Road junction revised.	IM	21.11.19
J	Minor amendments.	IM	12.11.19
H	Plots reconfigured & acc. road.	IM	11.11.19
G	Plots reconfigured & access road.	IM	08.11.19
F	Red Site boundary revised.	IM	06.11.19
E	Plot No. 8 revised.	IM	21.10.19
D	Open space & type F added.	IM	08.10.19
C	Access to Plot 2 to 11 revised.	IM	16.09.19
B	App. Site boundary adjusted.	IM	13.09.19
A	First Issue.	IM	13.09.19
REV	AMENDMENTS	BY	DATE

PLANNING ISSUE
SUBJECT TO LOCAL AUTHORITY APPROVAL

PROPOSED RESIDENTIAL
DEVELOPMENT
ADJACENT BRIDGE HOUSE LAND
OFF MANOR SIDE / MARKET STREET
FLOOKBURGH
GRANGE OVER SANDS

CLIENT
Amrock Property Ltd.

DRAWING TITLE
PROPOSED SITE LAYOUT

DRAWN IM. DATE 13.09.2019
CHECKED SCALE 1:250 (A0)
APPROVED

HOWARD & SEDDON A.R.I.B.A.
CHARTERED ARCHITECTS
64 WEAVER ROAD
SALE CHESHIRE M33 7SE
TEL NO 0161 - 973 8296
FAX NO 0161 - 962 3485
E-MAIL: ADMIN@HOWARDSEDDON.CO.UK

JOB No. 14067
DRAW No. 12
REVISION V

Flookburgh - Accommodation Schedule

Drawing No. 14067/12/V

Access Via: Manorside

Housing Sector	Unit No.	Sq M	Sq Ft
Private Units:	21	2,821	30,357
Affordable Units:	11	833	8,967
Totals:	32	3,655	39,324

Schedule of Accommodation:

House Type	No. Beds	Type	Sector	No.	Unit GIA (m2)	Unt GIA (ft2)	Total GIA (m2)	Total GIA (ft2)
Type A1	2-Bed	Terraced	Affordable	2	70.6	760	141	1,519
Type A2	2-Bed	Terraced	Affordable	2	71.4	768	143	1,536
Type A3	2-Bed	Terraced	Affordable	1	77.3	832	77	832
Type B	3-Bed	Terraced	Affordable	4	87.0	936	348	3,744
Type C	4-Bed	Detached	Private	6	135.7	1,460	814	8,761
Type D	4-Bed	Detached	Private	10	140.0	1,506	1,400	15,064
Type E	4-Bed	Detached	Private	3	136.3	1,467	409	4,400
Type F	3-Bed	Semi-Detached	Private	2	99.1	1,066	198	2,133
Type G1	2-Bed	Apartment	Affordable	1	62.2	669	62	669
Type G2	2-Bed	Apartment	Affordable	1	61.9	666	62	666
Totals				32	-	-	3,655	39,324