



Land & Development in

East Road, Egremont, Cumbria, Cumbria,
CA22

£500,000 Starting Bid

Tenure

Freehold

Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Just under 1 acre
- ✓ Lapsed Planning for 34 Units
- ✓ Estimated GDV of £6,180,000

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding: terms and conditions apply.

Pattinson are delighted to bring to the market the opportunity to acquire this fantastic development opportunity "THE EGREMONT GATEWAY" (subject to planning permission) located in Egremont, Cumbria, west of the Lake District National Park. The site is situated opposite the Police station, with prominent main road frontage. The nearby area offers a wide range of local amenities and transport links.

The site has previously been approved for a development of 34 units, comprising 24 apartments and 10 houses as follows:

3 x 1-bedroom apartments with an assumed average sale of £115,000 per unit

21 x 2-bedroom apartments with an assumed average sale of £155,000 per unit

8 x 3-bedroom houses with an assumed average sale of £245,000 per unit

2 x 4-bedroom houses with an assumed average sale of £310,000 per unit

Offering an estimated GDV of £6,180,000. A full report of estimated values and GDV can be provided upon request.

This is a phenomenal buying opportunity for any developer, with lapsed planning permission indicating a straightforward resubmission path. The site is just under 1 acre with a perimeter of 943.8ft, in a prime location within Egremont.

Please note we have not inspected this property.

Price: Starting Bid £500,000

Property Type: Land & Development

Business Type: Residential Investments

Parking: None

Location

Located in Egremont, Cumbria, west of the Lake District National Park. The site is situated opposite the Police station, with prominent main road frontage. The nearby area offers a wide range of local amenities and transport links.

Site Details

The site has previously been approved for a development of 34 units, comprising 24 apartments and 10 houses as follows:

- 3 x 1-bedroom apartments with an assumed average sale of £115,000 per unit
- 21 x 2-bedroom apartments with an assumed average sale of £155,000 per unit
- 8 x 3-bedroom houses with an assumed average sale of £245,000 per unit
- 2 x 4-bedroom houses with an assumed average sale of £310,000 per unit

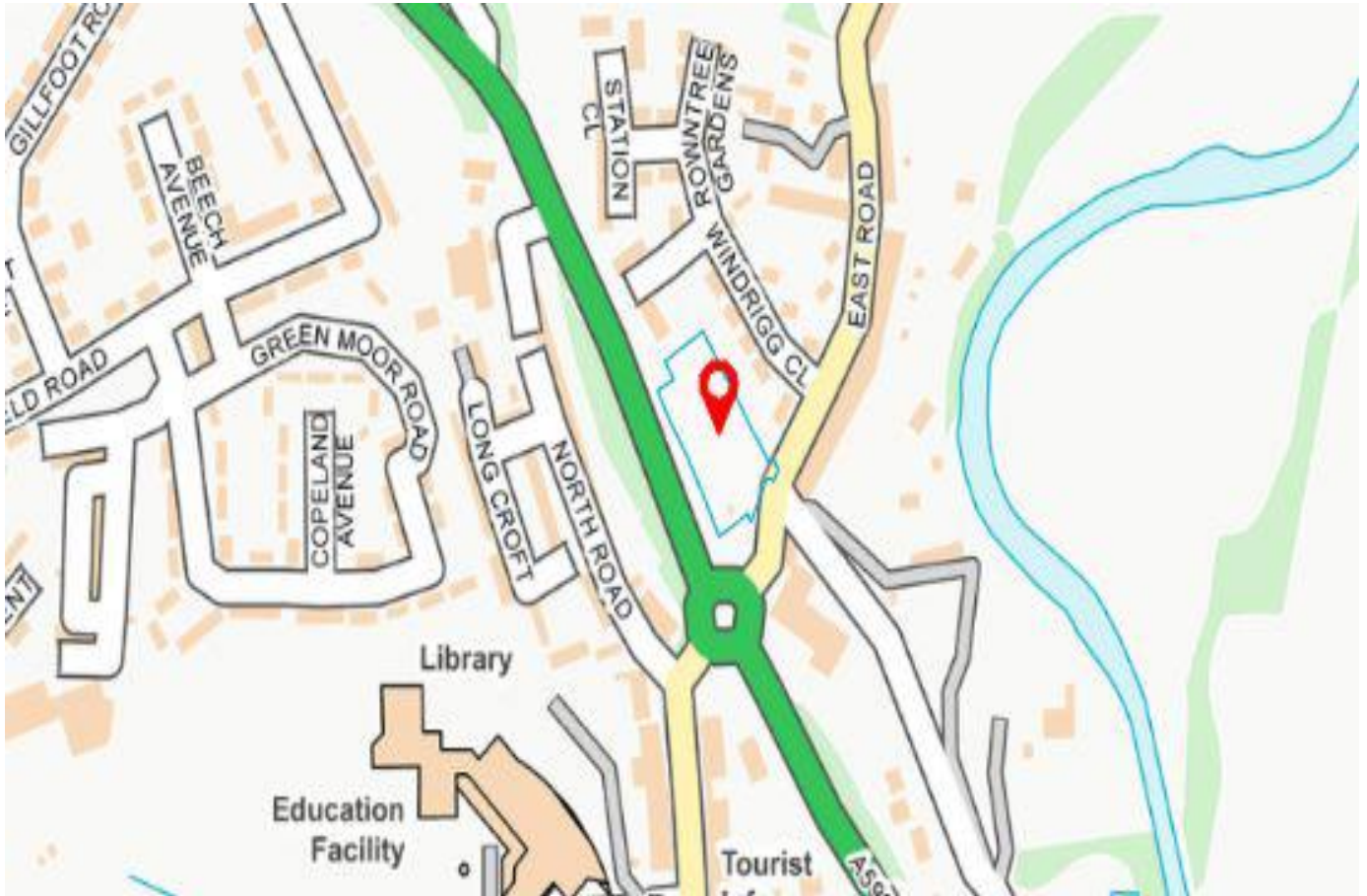
The site is just under 1 acre with a perimeter of 943.8ft, in a prime location within Egremont.

Tenure

Freehold, title number CU199398

Additional Information

For further information please contact our office directly on 0191 727 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



East Road, Egremont, Cumbria, Cumbria, CA22

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

