

Residential Development Opportunity For Sale

Land at Deer Park, Kingmoor Road, Carlisle, Cumbria CA3 9RP

Edwin
Thompson



- Brownfield site extending to 3.96 hectares (9.79 acres)
- Prime development land included in Carlisle City Council Local Plan, proposed for residential use
- Offers invited for the freehold interest

Ref M214

Residential Development Opportunity For Sale

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LOCATION

This exclusive development opportunity is situated off Kingmoor Road, being the principal service road into the Etterby district of Carlisle, 1.5 miles northwest of the city centre and 2 miles from Junction 44 of the M6 motorway.

The site benefits from good local amenities including a primary and secondary school, shops, Kingstown Industrial Estate, Kingstown Retail Park, and an Asda Superstore.

The City of Carlisle has a residential population of 75,000 and an estimated catchment population of 235,000. As well as being the dominant shopping location, it is also the administrative centre in Cumbria and the Borders. Carlisle is based on the Virgin Rail Link between Glasgow and London Euston. Newcastle International Airport is approximately 50 minutes away reached via the A69.

The subject site is situated on the outskirts of Stanwix with the Kingmoor Nature Reserve located directly to the west and residential to the south and east. Access is taken from Kingmoor Road which in turn connects directly with the Carlisle Northern Development Route, the new bypass connecting the M6, A689, A69, A7, and A595 to West Cumbria, Scotland and the North East.

THE OPPORTUNITY

The subject site extends to some 3.96 hectares (9.79 acres) with frontage to Kingmoor Road and bounded by mature landscaping and trees on the western and southern boundaries. The land is the site of the former Deer Park mansion house built by the Caledonian Railway Company in 1871 and now provides a Brownfield site with potential for residential development, subject to planning.

The land is included within Carlisle City Council's SHLAA (Strategic Housing Land Availability Assessment) and their existing Local Plan, described as a Brownfield site of 3.96 hectares (9.79 acres) and suitable for the development of 60 dwellings.

Preliminary consultations have been undertaken with Carlisle City Council and a concept masterplan produced addressing some of the feedback received and site characteristics. The concept design is for guidance purposes only and further information is available from Carlisle City Council Planning Department, telephone: 01228 817200.

SITE CONDITIONS

The developer will be responsible for any necessary assessment of ground conditions and will need to satisfy themselves that development can take place safely.

SERVICES

It is understood that all mains services are available adjacent or close to the site, however interested parties are advised to rely upon their own enquiries. It is the responsibility of the purchaser to determine the exact position of existing services and to arrange for any modification/connection of these to the development in consultation with the relevant services providers.

PROPOSAL

Offers are invited for the freehold interest with vacant possession. Consideration may be given to selling the site in parts or on a phased basis, further information upon application.



Please note that our clients are not obliged to accept the highest or any offer without prejudice and subject to contract.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.

VIEWING

The site is available to view by prior appointment with the Carlisle Office of Edwin Thompson LLP. Contact:

John Haley, j.haley@edwin-thompson.co.uk

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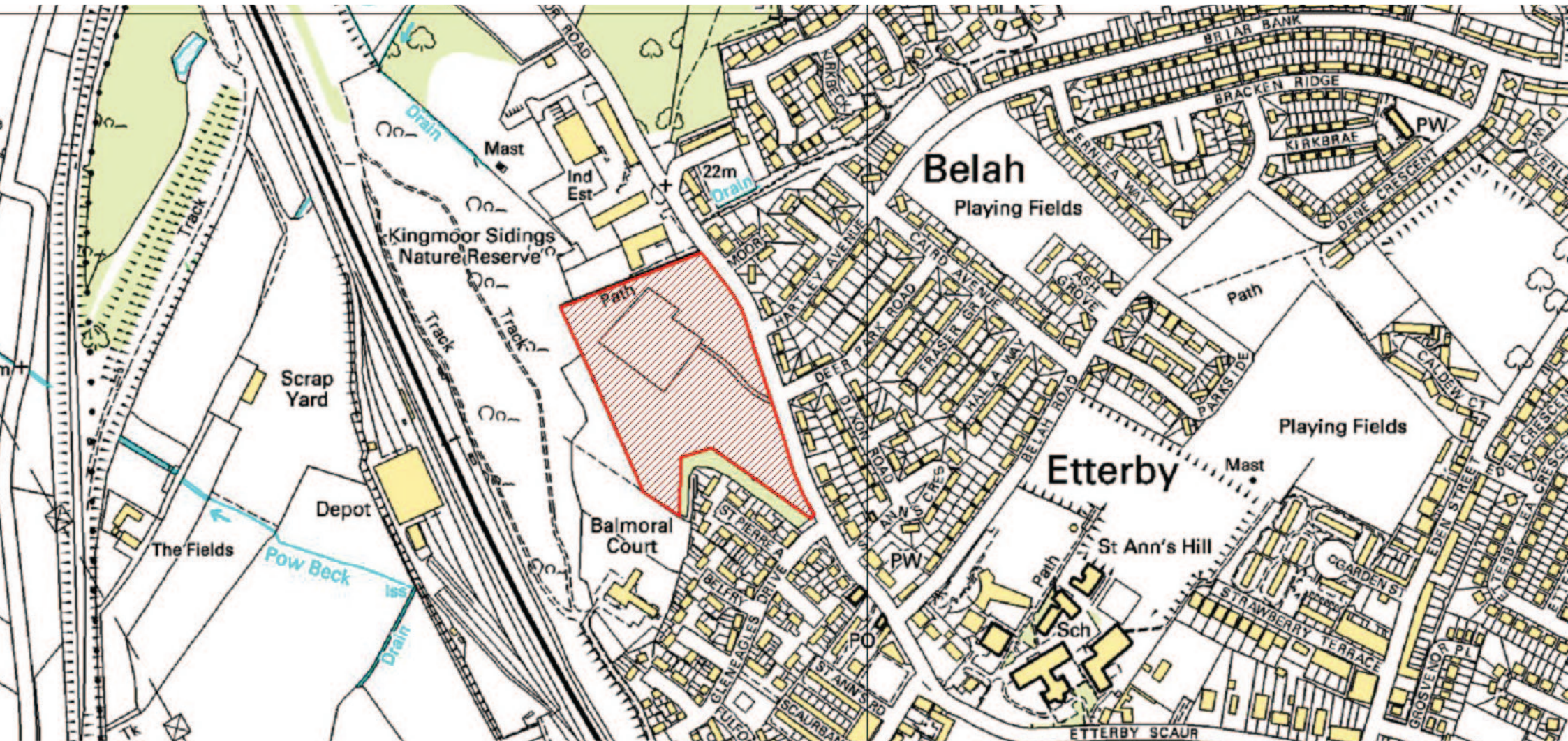


**Concept Masterplan
– For Guidance Only,
Not to Scale**

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