



PRIME RESIDENTIAL DEVELOPMENT LAND FOR SALE

Land At Camerton Road, Seaton, Workington,
Cumbria, CA14 1LP

PRIME RESIDENTIAL DEVELOPMENT LAND FOR SALE - *Land At Camerton Road, Seaton, Workington, Cumbria, CA14 1LP*

Core Residential Development Opportunity

- An **exceptional opportunity** to acquire a **core residential development** site at **Workington, Seaton, Camerton Road, Cumbria, CA14 1LP**.
- **High demand location** for residents seeking country living.
- Gross development area of approximately **3.75 hectares (9.26 acres)**.

- **Planning permission** for approximately **100 residential dwellings**.
 - **80 private houses** and **20 affordable houses** can be developed within
 - Original reference:
 - Latest reference: 2/2018/0493
 - **Freehold**.

OPPORTUNITY

Seaton is a prosperous local community, attracting a wide-ranging demographic of occupants who are attracted by the location's countryside feel and easy commute to local centres.

The area of land for sale extends across a single site to approximately 4.98 hectares (12.33 acres) and offers the opportunity to develop approximately 100 new homes.

A second site (highlighted) could be made available to the purchaser if required. The site doesn't have the benefit of any planning consent and has one covenant attached to it which will need to be released.

LOCATION

Seaton is a village in Cumbria. The village has a population of c. 5000 people and lies 1.8 miles east from Workington and 39.9 miles west of Penrith.

The site is situated 1.8 miles to the east of Workington's town centre. It is accessed from the A66 via the A596,

followed by Seaton Road then onto Main road. With the surrounding accommodation being predominantly of agricultural uses with residential accommodation to the west. Notable occupiers and points of interest include; SPAR, One Stop and the Pack Horse Inn. Workington is located 1.8 miles to the west of the site. Notable occupiers there include; Marks and Spencers, Asda, Halfords, McDonalds and a Tesco Superstore.

Various transportation services are available within the vicinity of the site including daily buses to Workington town centre. There is a train station in Workington which goes to Carlisle and Barrow in Furness. Carlisle has trains hourly which leave to both Glasgow and London. Manchester International Airport is a 2 and a half hour drive from the site which offers flights domestically and internationally. Destinations include; Madrid, Dublin, New York and Paris.

DESCRIPTION

This irregular shaped site which slopes from East to West but is predominantly flat. Is surrounded by a mix of residential and agricultural use. The site has outline planning permission for 100 homes, 80 private and 20 affordable. Access to the site is via Causeway Road. Additional land could be made available subject planning; however, this land currently has one title restriction on it, which will need to be solved.

PLANNING

Knight Frank are seeking greenfield offers with the intention of picking a partner and arriving at a net value offer prior to exchange of contracts.

Latest:

Reference: 2/2018/0493

Application Received: 10/16/2018

Address: Land east of Camerton Road, Seaton, Workington, CA14 1LP

Proposal: Outline application for residential development comprising up to 100 dwellings with details of access and associated works.

Status: Permitted

Decision: Application Permitted

TENURE & METHOD OF SALE

The Freehold interest in the site is offered for sale as a whole.

TITLE PLAN

A title plan can be provided on request. Only indicative boundaries are provided and should not be relied upon.

VIEWING

Viewing by appointment only to be arranged with the selling agents

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