



Cleator Mills, Cleator, Cumbria

Residential development opportunity



- Greenfield site extending to approximately 4ha (9.9 acres)
- Outline planning consent for up to 79 units (subjects s.106)
- Redevelopment and regeneration of neighbouring mills also consented
- Freehold sale by way of private treaty
- Expressions of interest requested



Location

Cleator is located on the fringe of the Lake District National Park, 5 miles from Whitehaven and 7.5 miles from Sellafield.

The site is located within the centre of the village on the grounds of the former Kangol Factory. Following the factory's closure in 2009 consent has been permitted for the regeneration of the neighbouring Victorian Mill to Class A, B1 office accommodation and the associated outbuildings for further B1 employment use.

Description

The greenfield site is bound by existing residential and employment land. It benefits from links to the neighbouring river Ehen and views towards the Lakeland Fells. The site area is approximately 4ha (9.9 acres), with good links to village services.

Tenure & title

Freehold with vacant possession on completion, Title number CU8675. Mines and minerals are included.

Planning

Outline planning has been approved for up to 79 units (subject to s.106) Copeland Borough Council Application number 4/14/2428.

Mode of sale

The freehold interest is being offered for sale by informal tender. Expressions of interest are requested.

Viewings/further information:

The site can be viewed directly from the highway. A buyers pack is available on request.



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