



Kangol Factory, Cleator, Cumbria

B1 development opportunity



- Brownfield site extending to approximately 1.8ha (4.4 acres)
- Outline planning consent for 4,957sqm (53,358sqft) of office development
- Redevelopment & regeneration of neighbouring land and mill 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, along with the neighbouring field which benefits from an outline consent for up to 79 residential dwellings.

Description

The former factory is bound by the river Ehen, existing employment land, and a proposed residential development.

The site benefits from good transport links to the A595 and Sellafield. The developable area is approximately 1.8ha (4.4 acres) with good links to village services.

Planning

Outline planning has been approved for up to 53,358 sqft of B1 office accommodation with 265 associated parking bays. 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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