



Land north of School Brow, Moresby Park, Whitehaven

Residential development opportunity



- Greenfield site with Outline Planning Permission subject to S106 agreement
- Copeland Borough Council application number: 4/16/2175/001
- Total site area: approx. 4.06 hectares
- Available as a whole or in part: Site A approx. 2.8 ha, Site B approx. 1.26 ha
- Freehold sale by way of private treaty
- Expressions of Interest invited.



Location:

Moresby village is a short distance from Whitehaven and from the A595, with links to Workington, Cockermouth, Carlisle, and Sellafield. It benefits from a rural location and small community feel. There are sea views from the top of the village out to the Solway Firth, and views south to the Lakeland fells. Both local and secondary schools are within 2 miles of the site.

Description:

Moresby consists of Sites A and B shown below, which are available as a whole or in part. Site A is approximately 2.7 hectares in area and sits to the west of the village primary school. Site B is approximately 1.26 hectares and sits to the east of the school. The illustrative layout shown below shows how approximately 100 properties could be located on the site.

The site benefits from a desirable rural village location with excellent links to Whitehaven. The village primary school neighbouring the site is rated 'Good' by Ofsted. The location benefits from regular bus service, village post office and shop. Nearby amenities include a rugby club, 18-hole Whitehaven Golf Club and the historic Rosehill Theatre.

Tenure & title:

Freehold with vacant possession and part pending registration, title number CU232567.

Planning:

Outline Planning Permission for Residential Development, Application no. 4/16/2175/001.

Viewings/further information:

Viewings strictly by appointment. A buyers pack is available on request from WYG.



Contact:

John Blue
john.blue@wyg.com
01228 633033

Kate Skillicorn
kate.skillicorn@wyg.com
01228 633033

WYG for itself and for the vendors or lessors of this property, whose agents they are, give notice that (i) the particulars are set out as a general guideline only for the guidance of the intended purchaser or lessee and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith but without responsibility and intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them (iii) no person in the employment of WYG has any authority to make or give any representation or warranty whatever in relation to this property (iv) no responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold, let or withdrawn. Particulars prepared in November 2016.