



eric young & co

Development

■ experience ■ judgement ■ service ■

FOR SALE

23.5 acres (9.51 ha)

Prominent, Allocated Residential / Employment Development Opportunity

Durranhill Road
Carlisle CA1 2SZ



LOCATION

Carlisle is a popular border town located approximately 10 miles south of the Scottish Border. It is the largest settlement in the county of Cumbria and serves as the main shopping, commercial and industrial centre for the area with a residential population of 72,000. The proposed development site is located approximately 2 miles east of Carlisle city centre on Durranhill Road. The site is prominently positioned between Durranhill Road and the M6 which acts as the main arterial route north and south. The site is surrounded by a variety of amenities including **Tesco Food Store, Co-op Food Store, Lloyd Land Rover, Mercedes Benz, Stoney Home Golf Club** and **Carlisle Golf Club**. The site is also a short distance from 4 schools and the **University of Cumbria**.

DESCRIPTION

The site forms part of a larger 23.5 acre development site (outlined above in red) which is allocated for residential and employment use within the adopted local plan. Within the area outlined in blue there is allocation of homes. Persimmon has recently completed 49 units on the area outlined in green. In accordance with the development plan stated densities, it is believed that there may be potential for around 115 additional units on the remaining allocated 8.28 acres.

PLANNING

The site is allocated in the Carlisle District Local Plan (2001-2016) part for employment development under Clause EC22 and part for residential development under policy H16. The site is included in the Carlisle Local Plan 2015-2030 Preferred Options Consultation - Stage 2. The principle of development was accepted by the Inspector at the last Local Plan Inquiry.

Parties wishing to make their own detailed planning enquiries should contact Carlisle City Council; site reference CA72-Durranhill Carlisle.

The Planning Policy Economic Development
Carlisle City Council
Civic Centre
Carlisle
CA3 8QG

Tel: 01228 817 000
Email: lpc@thecarlisle.gov.uk

INTIMATION OF INTEREST

Interested parties are advised to note their interest in writing to the sole selling agents in order to be advised on any closing dates which may be set.

PURCHASE TERMS

Offer are invited for our clients' freehold interest in the whole or part of the site. Proof of funding will also be required to accompany all offers submitted.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction with the purchaser responsible for any Stamp Duty Land Tax, or VAT or registration dues incurred thereon.

FURTHER INFORMATION

For further information please contact the sole selling agents Eric Young & Co - 0131 226 2641.

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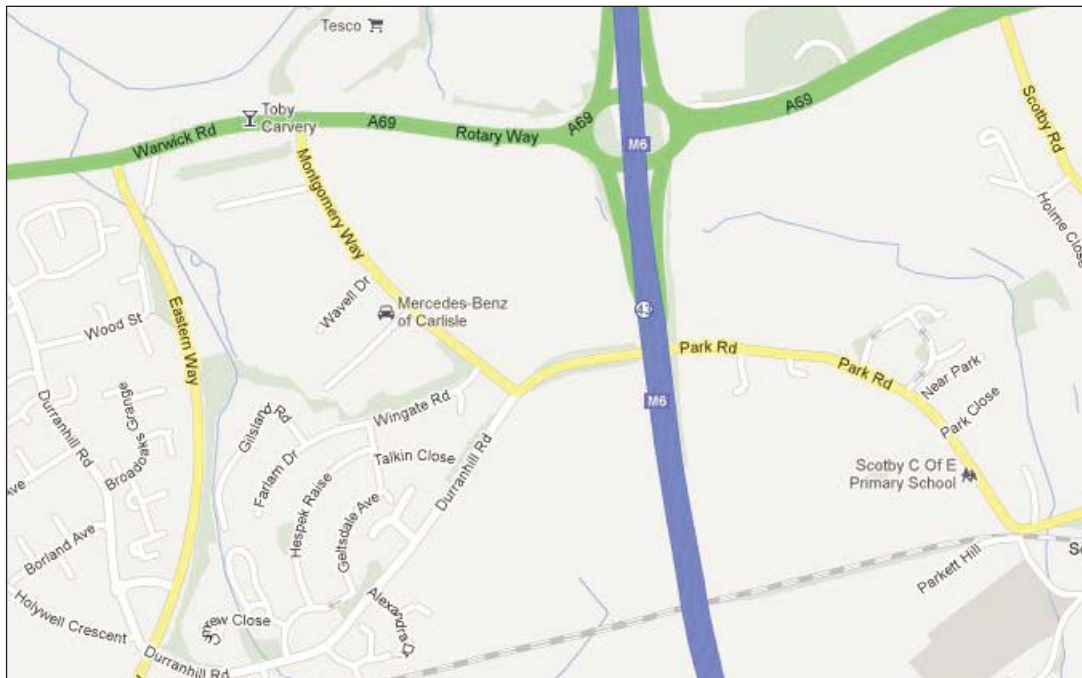
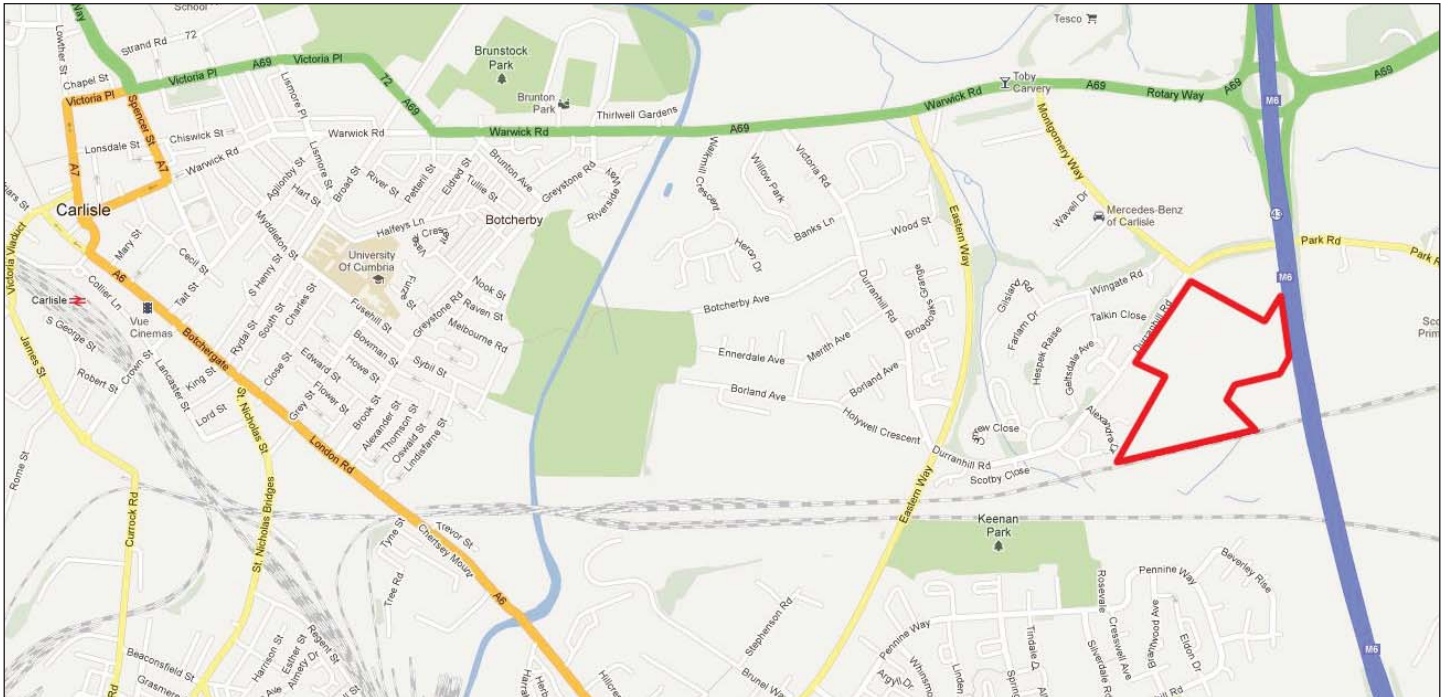
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AR/JF/NW641

Date of preparation - 21 March 2012

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