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**TO LET
FOR SALE**



COMMERCIAL DEVELOPMENT LAND

1.5 hectares (3.7 acres)

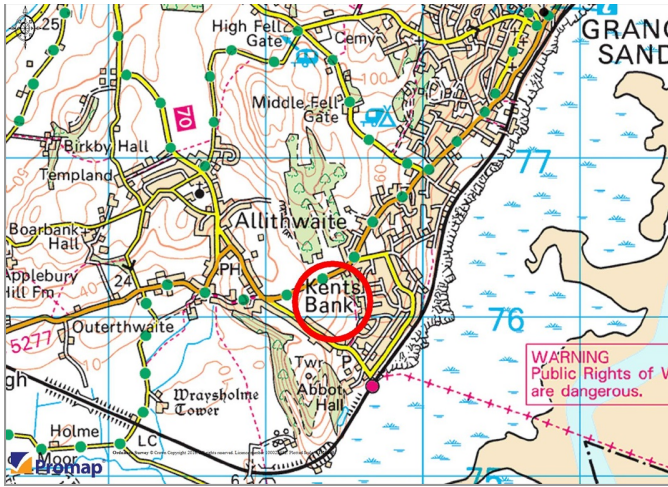
**Land south of
Allithwaite Road
Kents Bank
Grange over Sands
Cumbria**

- **Highly accessible location close to Grange over Sands**
- **A rare opportunity for new commercial business space**
- **Flexible terms on both freehold and leasehold basis, but subject to design and build packages only**

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Location

The site is located at Kents Bank, which is south of Grange-over-Sands. It is approximately 2 km from Grange town centre. To the north of the site lies the limestone ridge of Wartbarrow and the B5277 (Allithwaite Road).

To the north-west is the village of Allithwaite. Linear housing development lies to the south and west along Kirkhead Road with open countryside beyond sloping down to the shores of Morecambe Bay. A small woodland (Long Greaves Wood) and low density residential areas lie to the east.

Description

A parcel of unadopted land offering scope for development of business and commercial uses.

The land is being offered on a design and build basis for office, light industrial and manufacturing uses (B1 and B2).

Accommodation

The land extends to a gross area of approximately 1.5 hectares (3.7 acres) or thereabouts.

Services

There are currently no services connected to the site at the present time.

Rating Assessment

The land is not currently assessed for rating purposes.

All future development will be subject to assessment based on their size, nature and usage.

Planning

The site has been allocated for B1 (a) Office (other than A2 use); B1 (b) Research and Development, B1 (c) Light Industry and B2 (general industry). Source within the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are recommended to make their own enquiries with South Lakeland District Council (tel. 01539 793388).

Please note that some Local Authorities charge for meetings with Officers or may require all enquiries to be made in writing.

Tenure

The land is offered for sale freehold or by way of a lease in plots, with no single lot being larger than 465 m² (5,000 ft²) on terms to be agreed.

Rental

The property is available on terms to be agreed, subject to the proposed use, length of lease and status of the prospective tenant.

Price

Upon application, subject to the proposed scheme.

Photographs and Plans

All photographs and plans used in the preparation of these particulars are for identification only and should not be relied upon.

Costs

Each party to be responsible for their own costs incurred in this transaction.

VAT

All prices quoted are exclusive of but may be subject to VAT at the standard rate.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01524 60524

Contact: Victoria Taylor Lewis

Email: vtl@eckersleyproperty.co.uk