



**Proposed Site Plan**  
Scale: 1:200

**KEY**  
3m easement  
3m easement  
3m easement

**Auction**

**KDP**  
13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

## Land & Development in

East Road, Egremont, Cumbria, Cumbria, CA22

**£600,000** Starting Bid

Tenure

**Freehold**

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Just under 1 acre
- ✓ Lapsed Planning for 34 Units
- ✓ Estimated GDV of £6,180,000

## Description

\*For sale via secure sale online bidding: terms and conditions apply.\*

Pattinson are delighted to bring to the market the opportunity to acquire this fantastic development opportunity "THE EGREMONT GATEWAY" (subject to planning permission) located in Egremont, Cumbria, west of the Lake District National Park. The site is situated opposite the Police station, with prominent main road frontage. The nearby area offers a wide range of local amenities and transport links.

The site has previously been approved for a development of 34 units, comprising 24 apartments and 10 houses as follows:

3 x 1-bedroom apartments with an assumed average sale of £115,000 per unit

21 x 2-bedroom apartments with an assumed average sale of £155,000 per unit

8 x 3-bedroom houses with an assumed average sale of £245,000 per unit

2 x 4-bedroom houses with an assumed average sale of £310,000 per unit

Offering an estimated GDV of £6,180,000. A full report of estimated values and GDV can be provided upon request.

This is a phenomenal buying opportunity for any developer, with lapsed planning permission indicating a straightforward resubmission path. The site is just under 1 acre with a perimeter of 943.8ft, in a prime location within Egremont.

Please note we have not inspected this property.

Price: Starting Bid £600,000

Property Type: Land & Development

Business Type: Residential Investments

Parking: None

## Location

Located in Egremont, Cumbria, west of the Lake District National Park. The site is situated opposite the Police station, with prominent main road frontage. The nearby area offers a wide range of local amenities and transport links.

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## Site Details

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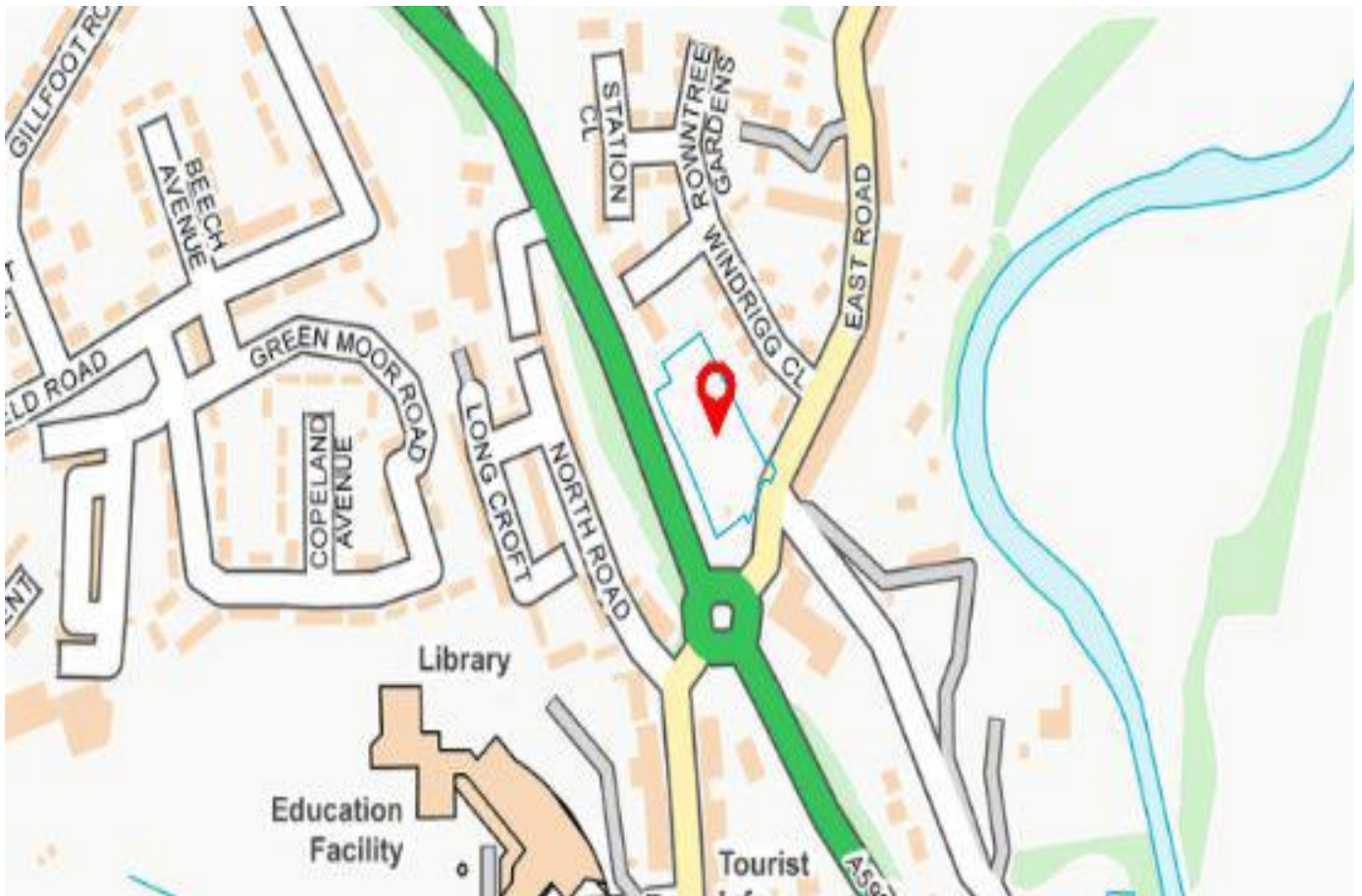
## Tenure

Freehold, title number CU199398

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## Additional Information

For further information please contact our office directly on 0191 727 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



East Road, Egremont, Cumbria, Cumbria, CA22

Contact your local branch today for more information on this property:

**Old Courthouse, 60a London Road, Grantham, Lincolnshire, NG31 6HR, Tel: CALL OUR OFFICE TODAY TO, SELL YOUR PROPERTY FOR FREE, <http://www.lovele.co.uk/>**

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