



• Land with planning permission

Land benefiting from planning permission for development of a site to comprise 24 × self-contained flats and 10 × 2 ½ storey houses. The land has a hard surfaced access road (which will require relaying) and it is apparent that services are within close proximity, if not already connected to the site. The site itself is relatively flat, fenced to all boundaries and adjacent to a modern housing development. Briefly, in accordance with the planning, the development will comprise: 3 × one bedroom flats with ‘gross internal areas’ in the order of 49.7m<sup>2</sup> / 535ft<sup>2</sup>. 21 × two bedroom flats with ‘gross internal areas’ in the order of 60m<sup>2</sup> / 645ft<sup>2</sup>. 8 × 2 ½ storey three bedroom town houses with ‘gross internal areas’ in the order of 111m<sup>2</sup> / 1,195ft<sup>2</sup> 2 × 2 ½ storey four bedroom town houses with ‘gross internal areas’ in the order of 123m<sup>2</sup> / 1,324ft<sup>2</sup> Planning reference number 4/17/2392/0F1.



**Situated** The site is located within Egremont, to the west of the Lake District National Park and is situated in a predominantly residential area. The plot forms a fairly rectangular shaped plot of land with planning permission for a residential development (4/17/2392/0F1).

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