



Announcement of the sale by private treaty of a residential development site with full planning consent to construct 6 exclusive dwellings in central Ulverston, extending to approximately 1.07 acres of freehold development land.



PROPERTY

Part of the Ulverston Auction Mart Group

Land adjoining Kirklands  
Daltongate  
Ulverston  
LA12 7BE

Guide £920,000



## Description

The property has full planning consent to construct 6 exclusive detached dwelling in central Ulverston, with direct access onto the A590.

The total site extends to approximately 1.07 acres and currently includes a former outbuilding and separate detached garage for Kirklands House. The site also has a number of large mature trees which run alongside the A590 and provide a natural screening, along with the substantial stone wall, creating a secluded site despite its central location.

The current planning consent, reference SL/2013/0989, for the site is for 6 detached dwellings, one of which is three bedrooms and the remaining five properties are four bedrooms. All the properties have planning for a garage or double garage along with driveway parking and gardens.

Full details of planning can be provided on request.







## **Tenure**

Freehold with vacant possession on completion.

## **Wayleaves/Easement**

The land is sold subject to, and with the benefit of, all rights of way, whether public or private, any existing or proposed wayleaves, easements or quasi easements, whether referred to within these particulars or not.

## **Boundaries**

Boundary maintenance responsibilities, as far as known, are with maintainable by the owner and will therefore be the responsibility of the purchaser.



# Site Plan





# Site Layout Plan



REVISED LAYOUT No. 4A  
TO DEVELOPER AMENDMENT TO PLANNING APPLICATION  
No. W/H/2010/AUGUST 1990  
PROPOSED DEVELOPMENT AT KIRKLANDS  
BATHEN GATE, UFFINGTON, GLOUCESTER P.C.

5/13/10 99837

RECEIVED  
16 OCT 2010

CHURCHMAN ASSOCIATES  
ARCHITECTURAL DESIGNERS  
TEL 01229 329 445  
EMAIL CHURCH.MICE@btinternet.com

SCALE 1:200  
SEPTEMBER 2010  
DGL:NR

A 590

## Inspections

During normal business hours with a set of particulars to hand having due regard to the privacy of neighbouring properties.

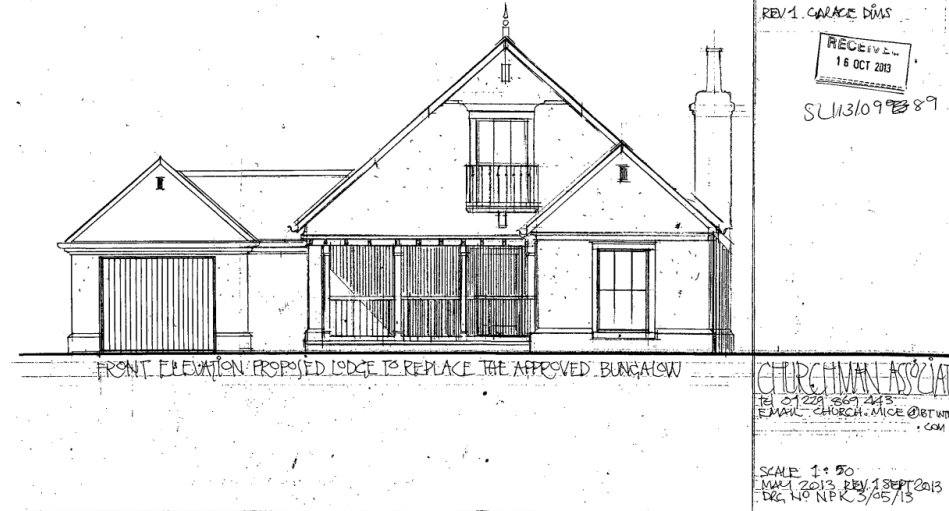
Viewing inside any buildings on the property is strictly prohibited. Neither the Vendor nor UAM Property will accept any liability for any incident or accidents relating to the viewing of the property.

## Health and Safety

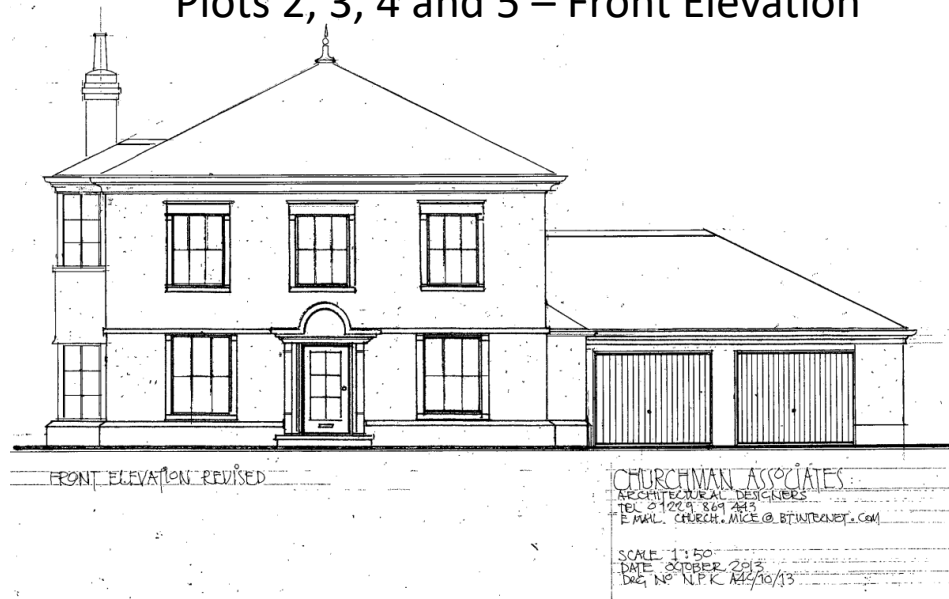
Viewers should bear in mind the risk associated with land and developments, as well as any wildlife that may be present at time of viewing.

We recommend all viewers to wear appropriate clothing and foot ware to minimise the risks associated with viewing land.

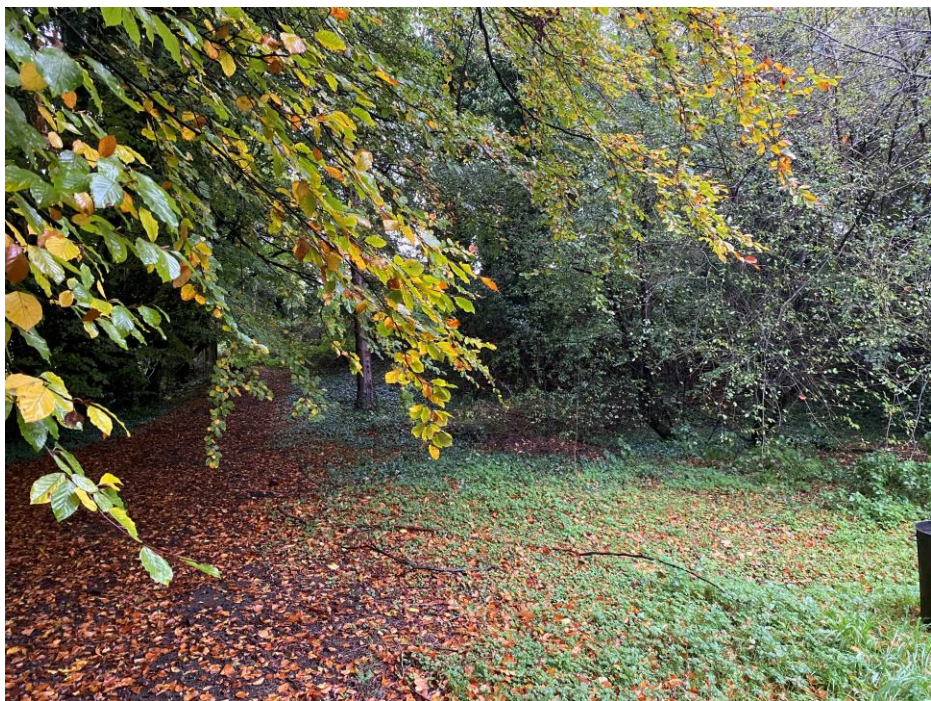
### Plot 1 – Front Elevation



### Plots 2, 3, 4 and 5 – Front Elevation







## Directions

Access to the development will be directly from the A590 once construction starts, however until the access is operational access is via the neighbouring property.

From the A590 at the Blue Light Hub and M&S junction in Ulverston, turn onto Daltongate, signposted for the Business Centre. Follow along the road, taking the fourth turning on the right, this turning is immediately after the large property on the right alongside the road. Follow the track down to Kirklands House, the property is located either side and behind Kirklands House.

## Postcode

LA12 7UB



WHAT3WORDS

clown.digits.mountains





MISREPRESENTATION ACT 1967 (NOTICE)

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