

# FOR SALE

0.94 Hectares



## RESIDENTIAL DEVELOPMENT LAND, HIGH HESKETT BUSINESS PARK, HIGH HESKET, CA4 0BW

- Residential development land with outline planning permission for 27 houses.
- Two S.106 agreements negotiated but not yet executed.
- Nitrate neutrality part of s.106 requirements
- Prominent location on A6 between Carlisle and Penrith

DGRE

## RESIDENTIAL DEVELOPMENT LAND, HIGH HESKET BUSINESS PARK, HIGH HESKET, CARLISLE, CA4 0BW

The site benefits from outline planning permission for a 27-unit residential scheme. The approved layout includes a mix of two-, three- and four-bedroom houses, with both detached and semi-detached designs, incorporating affordable housing provision.

Positioned just off the A6 and within easy reach of Carlisle and Penrith, the site offers a level, partially surfaced area with existing access, mature boundary hedging, and a pleasant rural outlook. The proposed development forms part of a wider mixed-use site, with the commercial element retained to the south. Ideal for developers seeking a well-connected, edge-of-village location with planning secured and infrastructure already in place.

### Location

The proposed residential development is prominently positioned off the A6 in the village of High Hesketh, offering excellent connectivity within a rural yet accessible setting. The site lies approximately 5.6 miles from Junction 42 of the M6, providing easy road access to both Carlisle and Penrith. Armthwaite railway station, just over two miles away, offers direct rail links to Carlisle in under 20 minutes and further connections to Durham and Newcastle upon Tyne, making the location ideal for commuters.

The combination of countryside surroundings, established infrastructure, and transport links makes this an attractive site for future residential development.

### Accommodation

The site comprises part surfaced and part unsurfaced land.

### Tenure

The property is Freehold

### VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Stamp duty is liable at the prevailing rates.

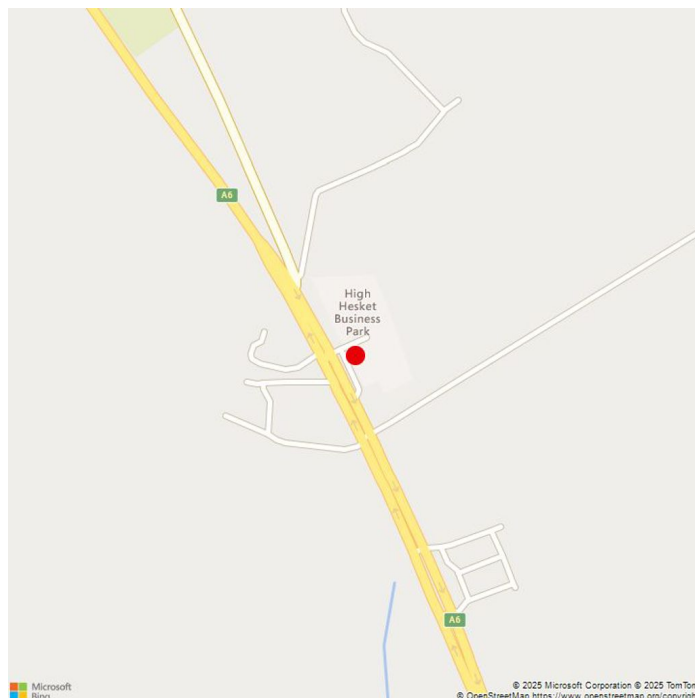
### Planning Information

The property has outline planning consent under planning reference 19/0920, and has committee approval for the formal full planning consent, subject to two section 106 agreements.

The s.106 in respect of Nitrate Neutrality is ready for execution. The s.106 in respect of social housing contribution and highways is signed but subject to payment.

The vendor has a letter of intent from a local housing association for the purchase of 9 properties under the s.106 agreement and a further purchase of another 3 units at full market value under the Redbook scheme.

Details of the application can be found on the Westmorland and Furness planning portal.



### Additional Information

#### Price

£1,350,000 for the Freehold

#### EPC

Not applicable

#### Viewing

Strictly by appointment through DGRE.

#### DGRE Agency

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