



Not to scale

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LANDMARK INFORMATION Plotted Scale - 1:1750. Paper Size - A4

## For Sale

Land At Kirkby Lonsdale  
Kirkby Lonsdale LA6 2DN

1 Hectare  
2.47 Acres

## Key Features

- Outline planning consent for B1 & B2
- Adjacent to new housing development
- Good access to Jct 36 M6 Motorway
- Adjacent to A65
- Price: Subject to Application
- All enquiries via the Agent

[www.hydeharrington.co.uk](http://www.hydeharrington.co.uk)



# Employment Site at Kirkby Lonsdale, LA6 2DN

## Description

An employment site extending to approximately 1ha (2.47ac) with outline planning consent for Use Classes B1 and B2.

The site is largely rectangular in layout, undulating and being bisected by the primary access road to the new Russell Armer housing development to the immediate north.

Site considerations include, but are not limited to, a high pressure gas main easement and underground HV powerlines.

## Location

The site is adjacent to the A65 trunk road and north of the B6445 Kendal Road.

Kirkby Lonsdale is a historic market town located between the Lake District and Yorkshire Dales National Parks.

The larger centres of Carlisle and Lancaster are approximately 60 miles to the north and 20 miles to the south respectively.

The national motorway network is accessible via junction 36 of the M6 motorway 5 miles to the west.

## Accommodation

Gross area 1 hectare (2.47 acres)



## Services

To be confirmed.

Foul water to be pumped, parties to rely upon their own investigations into infiltration and SuDS.

## Planning

We understand the site has the benefit of outline planning consent for Use Classes B1 and B2.

Interested parties are recommended to make their own enquiries to South Lakeland District Council. Please note, some Local authorities charge for meetings with Officers.

## Sale Terms

The land is offered for sale freehold as a single plot. Price is subject to application, based upon the proposed scheme.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

The sale is not subject to VAT.

## For further information

Details Produced: October 2020

# Hyde Harrington

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## IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or Hyde Harrington.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of these particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

**Legend**

- Site area
- Proposed commercial unit / office space
- Parking and illustrative planting
- Existing vegetation tree belt / hedgerow
- Rerouted overhead powerline easement
- High pressure gas main easement

**Notes :**

Site Area - 0.9599 ha  
2.372 acres  
9598.657 sqm



**Indicative Layout**