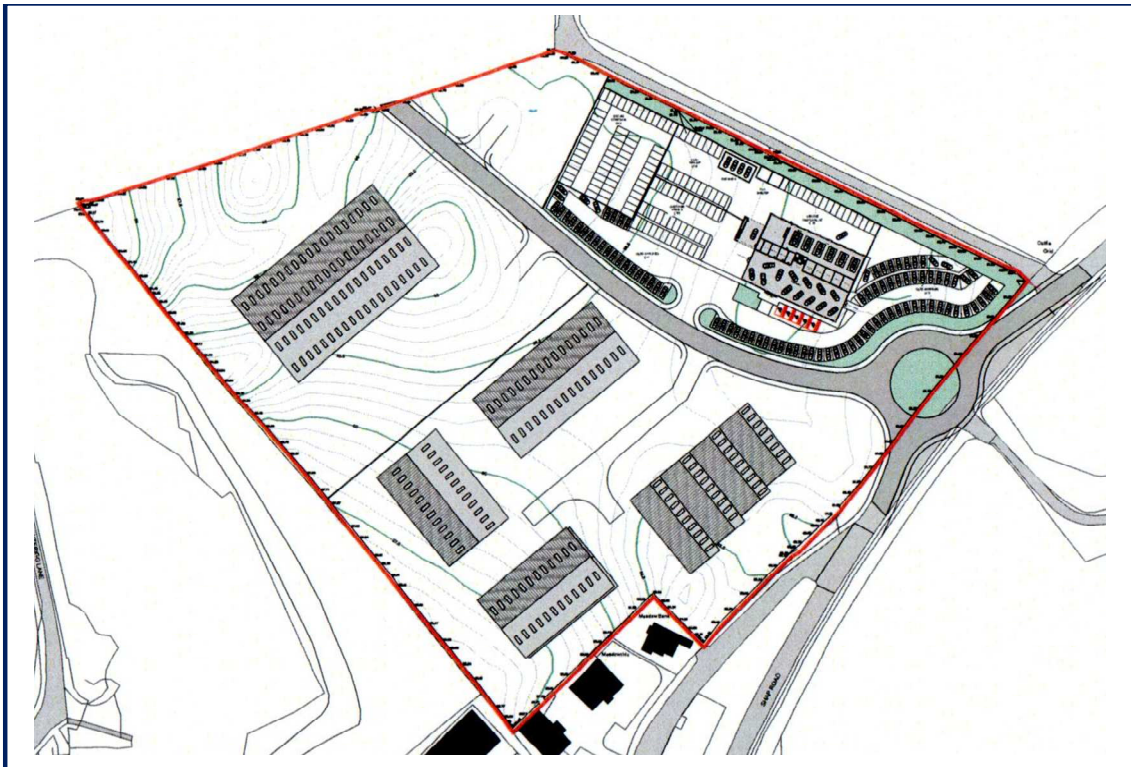


MORGAN

MARTIN

**DEVELOPMENT SITE
FOR SALE/TO LET
Meadowbank, Shap Road
KENDAL
Approximately 8 Acres Available**



**Various Opportunities Available
(Subject to Planning)**

- Development Land from 0.5 Acre Upwards
- Design and Build

Plot 4 Reserved for Rayrigg Motors

Fifteen Cross Street
Preston
PR1 3LT

01772 556666
www.morganmartin.co.uk

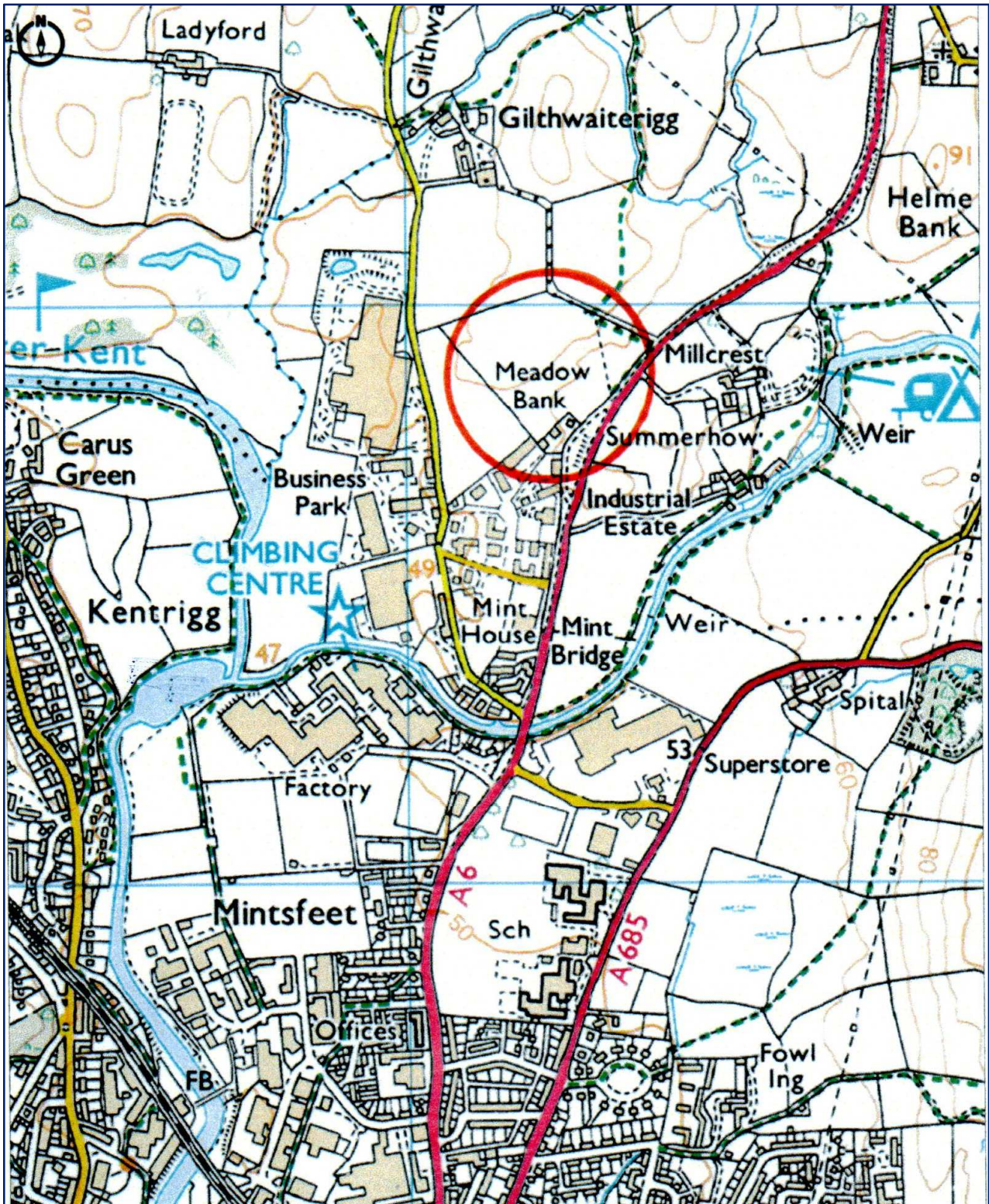
Regulated by

RICS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract

LOCATION

The site occupies a strategic location approximately two miles to the north of Kendal town centre, fronting the A6. Occupiers in close proximity include Kentdale Land Rover/Jaguar, Pye Ford, Sainsburys, Morrisons, Halfords, Lakeland Distribution Warehouse, as well as both the Shap Road Industrial Estate and the Mintsfeet Industrial Estate.

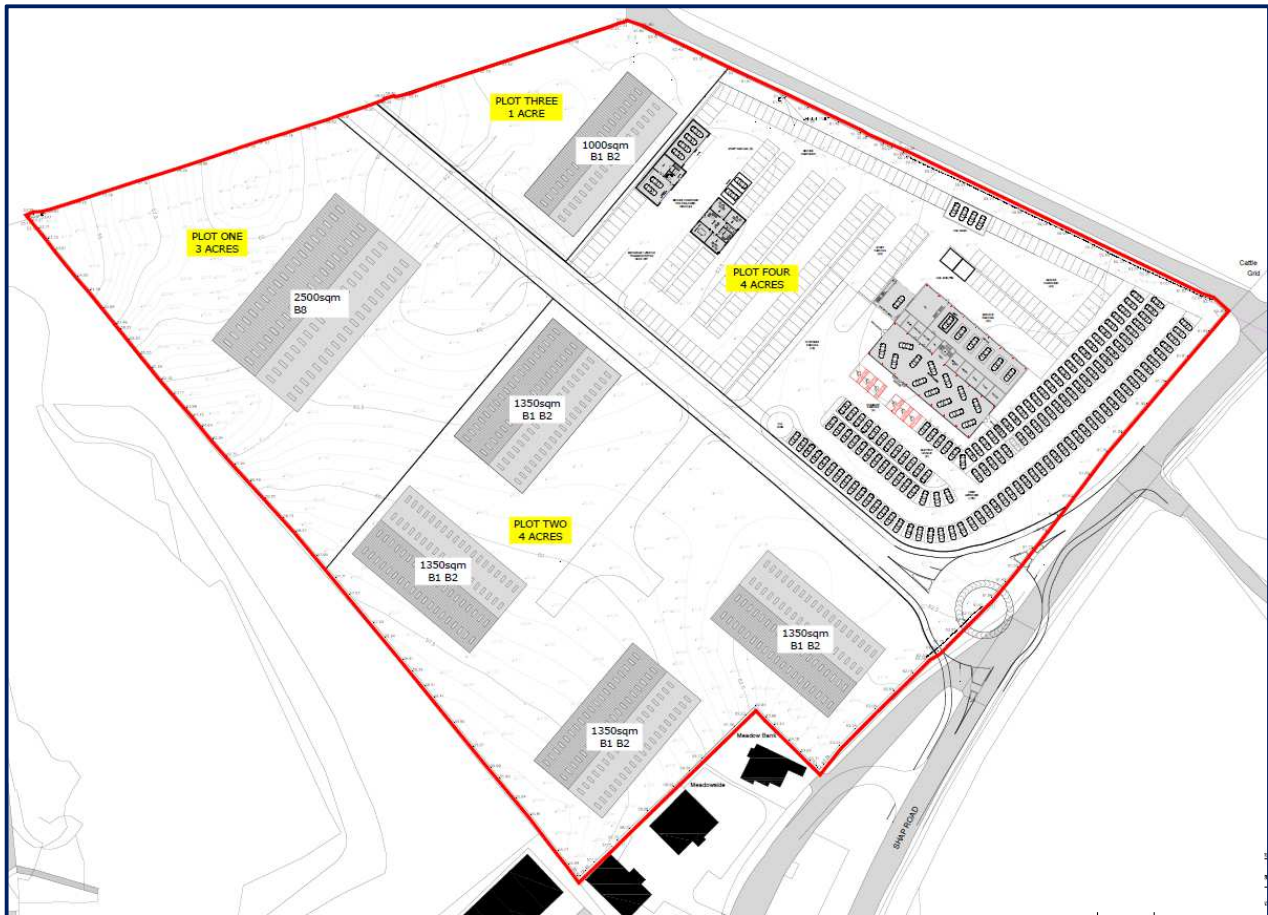


THE OPPORTUNITY

The site is situated in an established employment location on the edge of the Lake District where there is a shortage of quality development sites.

The subject site offers the opportunity for high quality design and build options for both owner/occupiers and tenants. Serviced sites are also available for those wanting to develop their own bespoke property.

INDICATIVE LAYOUT



This site plan is for indicative purposes only. Development sites are available from 0.5 acre upwards. Consideration will be given to leasehold design and build proposals.

TENURE

Sites will be sold on a freehold basis to owner/occupiers. Alternatively, leasehold opportunities on a design and build arrangement will also be considered.

PLANNING CONSENT

A full planning application for a motor dealership on Plot 4, and an outline planning application for B1/B2/B8 on the remainder of the site have been submitted. The site may be suitable for alternative uses, subject to obtaining the appropriate planning consent.

PRICE/RENTAL

Upon application

SERVICES

All mains services are available to the site.

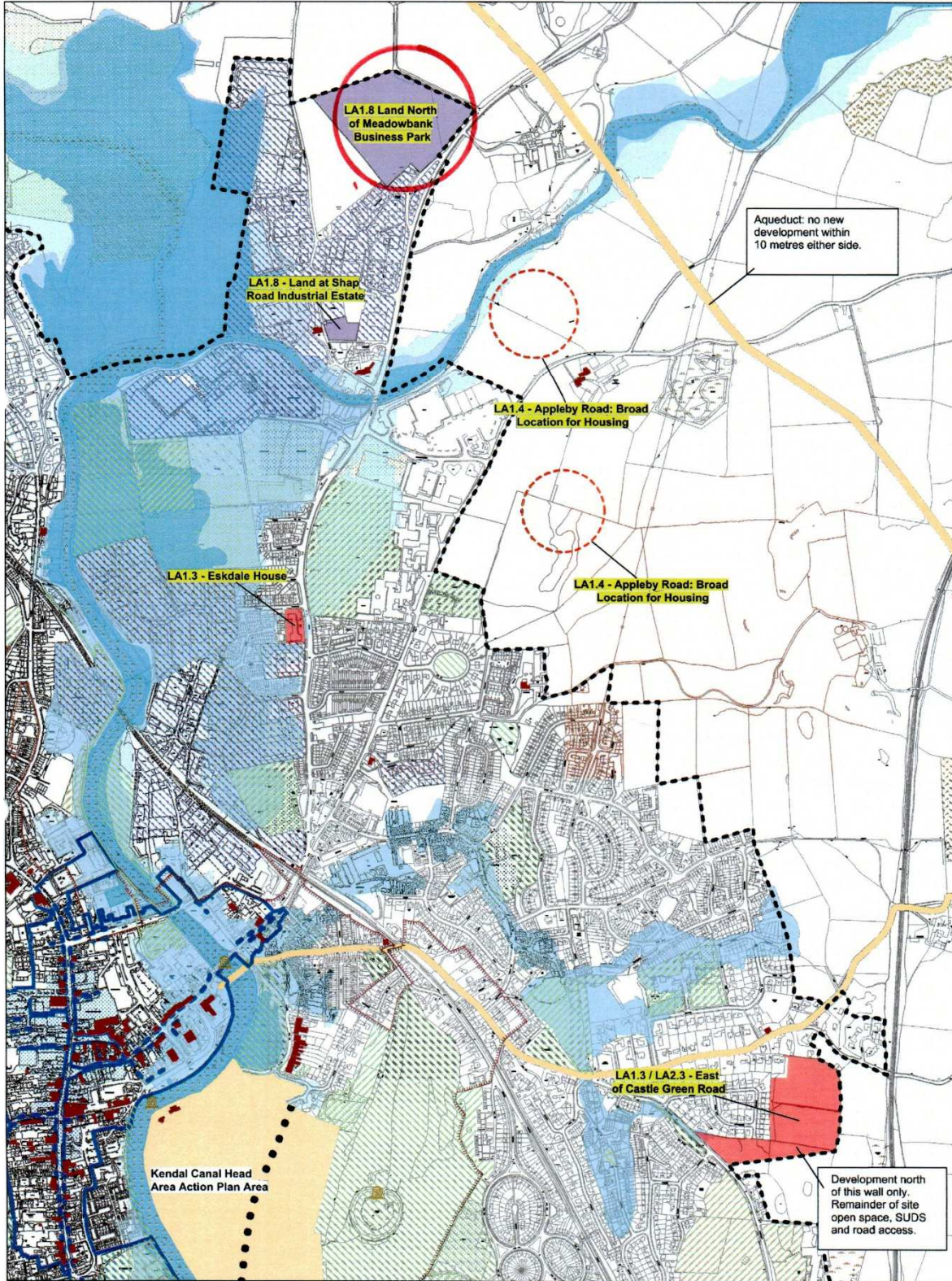
VAT

All prices/rents quoted are exclusive of VAT.

FURTHER INFORMATION

| | |
|------------|--|
| Contact: | Charles D. Bell |
| Telephone: | 01772 556666 |
| Email: | charles@morganmartin.co.uk |

Kendal North East



Reproduced from the Ordnance Survey mapping permission of the controller of Her Majesty's Stationary Office Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil Proceedings. Licence No. 100024277.

For Identification Only

Not to Scale

Chartered Surveyors

**Fifteen Cross Street
Preston
PR1 3LT**

MORGAN

MARTIN

01772 556666

This plan is reproduced from or based upon the Ordnance Survey map with the Sanction of the Controller of HM Stationary Office Crown Copyright Reserved.