

FOR SALE / TO LET DEVELOPMENT OPPORTUNITY

12.75 ACRES (5.16 HECTARES)



Land Adjacent to **Hopes Auction Mart**, Syke Road, Wigton, CA7 9NS
Suitable for COMMERCIAL / INDUSTRIAL / EMPLOYMENT Uses
Detailed & Outline Planning in place.

Carigiet
Cowen

Land at SYKE ROAD LOCATION

LOCATION	MILES
Carlisle / M6 J42-44	10
Penrith / M6 J40-41	20
Cockermouth	15
Workington	23
Whitehaven	28
Sellafield	38

The site provides a deliverable development opportunity in an established commercial location with excellent roadside frontage to the south of the market town of Wigton. The site is a short distance, less than 1 mile, from the A595 which provides a direct route from Carlisle / the M6 to West Cumbria and the Energy Coast (Sellafield).

Nearby occupiers include Hopes Auction Mart which is also home to Carrs Billington and Drainwise. Twoey, Reays Coaches and Belle Vue Vets are also in close proximity along with a variety of other trade and service sector occupiers. A new residential housing scheme of circa 77no. units is currently under construction to the west of Syke Road Industrial Estate.

Wigton itself is nestled between the Solway Firth and the Lake District National Park, serving a large geographical area of north and west Cumbria. The town has a resident population of 6018 (2021 census) which supports a wide and diverse retail, commercial and leisure facilities as well as the well-respected Nelson Thomlinson secondary school. One of the main employers in the area is Innovia Films.

The Site itself extends in total to some 12.75 acres / 5.16 hectares of greenfield development land situated to the east and south of Hopes Auction Mart.



Land at SYKE ROAD • Wigton CA7 9NS



- Full Planning secured for Food Hall & Office Pavilions fronting Syke Road
- Outline Planning in place for B2 & B8 Uses on the balance of the site
- Less than 1 mile from A595
- Established commercial location adjacent to Hopes Auction Mart
- Flexible Plot Sizes
- Freehold Sale(s) of Land considered
- Design & Build Options available to Lease or Purchase
- Phase 1 – Food Hall development (FULLY AVAILABLE)



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In total the Site extends to circa 12.75 acres / 5.16 hectares.

Plots from 1 acre upwards can be offered, subject to availability.

The site benefits from direct access from Syke Road (B5305) via an existing road which serves the Auction Mart site. The above indicative layout plans show how the site could be sub-divided to provide a variety of plot sizes suitable for a range of uses. Plots can be reconfigured to meet the specific requirements of the individual occupier / end user.

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PLANNING

Cumberland Council ref: FUL/2023/0222 Status - Under Consultation

Address: Land to the South & East of Hopes Auction Mart, Syke Road, Wigton CA7 9NS

Hybrid planning application for an employment development consisting of full planning permission for food hall (Use Class E (a)) and associated warehouse, 3 office blocks (Use Class E (c) and Use Class F1) and associated infrastructure including parking and drainage; remaining 2.82 hectares for outline planning permission for further employment development (Use Classes B2 and B8) with all matters reserved except access.

DISPOSAL TERMS

Individual Plots are available FOR SALE on a freehold basis.

Alternatively, consideration would be given to undertaking Design & Build or Build to Suit developments with completed facilities being offered FOR SALE or TO LET, subject to agreement of suitable terms.

CONTACT

For further information or to discuss your requirements in more detail please contact the sole agent – CARIGIET COWEN

A development by:



HOPE'S
AUCTIONEERS & LAND AGENTS

FOR FURTHER INFORMATION:

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Cowen**

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