

FOR SALE

North Site

1.67 Hectares (4.13 Acres)

South Site

1.33 Hectares (3.29 Acres)



Estates

Residential Development Opportunity



[Solway Drive, Walney, Barrow in Furness]

Barrow Borough Council, Estates, Town Hall, Duke Street, Barrow-in-Furness, Cumbria LA14 2LD Tel: 01229 876362

Location

Barrow-in-Furness is located in South West Cumbria, 35 miles west of the M6 Motorway (Junction 36) reached via the A590 – a 45 minute drive.

Barrow is the principal commercial, retail and cultural centre for South West Cumbria having a population of 69,000 with a catchment of over 130,000 people.

The development sites are located off Solway Drive, two and a half miles from Barrow Town Centre, as shown edged on the attached plans.

Description

The sites, as shown edged red on the attached plans, extend to North Site - 1.67 Hectare (4.13 Acres) and South Site – 1.33 Hectares (3.29 Acres) or thereabouts.

The **North Site** is well defined in streetscene and landscape terms, by housing on Solway Drive to the west and a woodland backdrop to the east. The site is open in character and comprised largely of unimproved grassland with an informal network of tracks accessing the wooded areas to the east.

The **South Site** comprises important areas of distinctive mature scrub hedgerow fronting the highway within areas of unimproved grassland.

Both sites have local ecological value as wildlife habitat and as movement corridors.

The Council aims to realise a high quality bespoke housing scheme on the sites in what is an attractive area of the town.

Planning

Solway Drive Design and Development Brief can be viewed via the following link:

<https://data.barrowbc.gov.uk/dataset/estates-land-and-property>

The purpose of the design brief is to inform, guide and deliver a sustainable housing development scheme for both sites. It represents the starting point for negotiating a high quality development that will help to lift the quality of design not just on this site but across the Borough.

The sites are proposed allocations for Housing in Barrow Borough Council's emerging Draft Local Plan, which can be accessed via the following link:

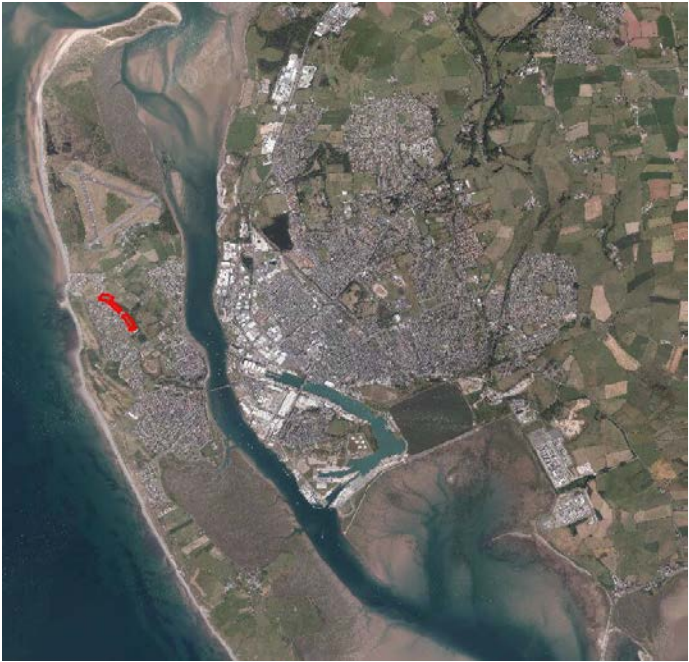
<https://data.barrowbc.gov.uk/dataset/barrow-borough-local-plan-pre-submission-draft-march-2017>


All planning enquiries should be directed to

Development Services Manager
Planning Department
Town Hall
Duke Street
Barrow-in-Furness
LA14 2LD
Tel: 01229 876485

consultplanning@barrowbc.gov.uk

Site Location – Solway Drive, Walney



Site Boundary 



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Tenure and Possession

The sites are to be sold Freehold and with vacant possession.

Title Number **CU241659/CU241823/CU241861/CU241857**

Covenants

The sites are to be sold in their existing condition and subject to all and any existing covenants, easements, wayleaves, rights of ways and/or restrictions as may exist at the present time.

Services

It is understood that all main services are present within or close to the sites. Prospective purchasers must satisfy themselves as to the availability and adequacy of all services.

Boundaries

The Vendor will endeavour to specify ownership of all boundaries but will not be bound to determine these. Interested parties must satisfy themselves as to the ownership of all boundaries/fences.

These particulars are set out as a general outline only for the guidance of interested purchasers and do not constitute, or constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers should not rely on them as statements or representatives of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Method of Sale

The freehold interest with vacant possession is offered for sale.

The deadline for submission of all offers is **12 Noon on Monday 13th November 2017**

All offers should be made in writing and addressed to Mr. P Huck, Executive Director, Barrow Borough Council, Town Hall, Duke Street, Barrow-in-Furness, Cumbria, LA14 2LD.

All submissions should be marked '**Confidential – Solway Drive Development Sites**' and must be submitted on the enclosed form with any additional documentation attached/enclosed.

Barrow Borough Council reserve the right to reject any or all offers submitted.

Meetings

Potential purchasers will be invited to discuss their proposals with representatives of the Council in light of information contained within these particulars and the accompanying Development Brief.

Viewing

Viewings may be carried out at any reasonable time or by prior arrangement with
Barrow Borough Council
Estates Section
Town Hall
Duke Street
Barrow-in-Furness
Cumbria LA14 2LD Tel: 01229 876362/876380

Contractual Obligations

The purchaser will be required to exchange contracts within 8 weeks of the draft contract being provided to the purchaser's solicitor.

Contracts to be conditional on a full planning consent being obtained for development of the sites. A full planning application should be submitted one month after contract exchange.

The purchaser will be required to complete the purchase within 4 weeks of full planning consent being granted.

The purchaser will be required to commence development on the sites within 8 weeks of obtaining full planning approvals.

If the purchaser fails to meet the required timescale, the Council reserves the right to withdraw from the transaction without any payment or reimbursement of any fees, costs or compensation to the purchaser.

No person in the employment of the Council has any authority to make or give any representation or warranty whatsoever in relation to this property.

The Council are not bound to accept the highest or any offer.

Offers based on phased payments will not be considered by the Council.

The Council will also require evidence of proof of finance prior to any offer being accepted through the form of bank statements, finance agreement or a mortgage offer in principle.

Supporting Information

Details of the person(s) or company that is offering to purchase the freehold interest. Any company should include details of the full company name, registration number, registered address and contact details for the individual submitting the offer. For individuals, you should include details of your name, address and contact details.

The applicant must provide:

- Detailed information to confirm their funding arrangements not only for the acquisition, but also any proposed future development.
- Description of the proposals and where relevant any indicative drawing(s)(minimum scale 1:500)
- Details of the overall timescale required to complete the transaction.

The council's legal representatives in this matter shall be

Brown Barron Solicitors
65 Duke Street
Barrow-in-Furness
Cumbria
LA14 1RW

Tel: 01229 828814

www.brown-barron.co.uk

**NORTH SITE/SOUTH SITE
SOLWAY DRIVE, WALNEY
BARROW-IN-FURNESS**

OFFER FORM

(Subject to Contract and formal Executive Committee approvals)

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Of

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.....

Tel:

Mobile:

E-Mail:

OFFER

£.....(..... **) (in words) for**
the sites known as North Site/South Site, Solway Drive, Walney, Barrow-in-Furness,
Cumbria

Proposed Use

SIGNED:

DATED:

Conditions of Tender

1. All offers are to be submitted to Barrow Borough Council, Town Hall, Duke Street, Barrow-in-Furness, Cumbria, LA14 2LD
2. All offers are to be submitted no later than **12 Noon Monday 13th November 2017**.
3. All offers to be enclosed in a sealed envelope marked **“Confidential – Solway Drive Development Sites”**. A receipt must be obtained.
4. Barrow Borough Council is not obliged to accept the highest, best or indeed any offer received.
5. All offers shall be in Pounds Sterling

