



**M B Hodgson & Son**  
Estate Agents – Letting Agents – Auctioneers – Valuers – Surveyors  
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On instructions from Messrs Procter

**PARTICULARS OF 2.72 ACRES OF LAND WHICH IS SUITABLE  
FOR DEVELOPMENT FOR B1 AND B2 USES AT  
MOOR LANE  
FLOOKBURGH CUMBRIA**

**SITUATION**

The land is situate on Moor Lane, Flookburgh, Grange over Sands. Grange (4 miles), Ulverston (15 miles), Kendal (20 miles) and the M6, Junction 36, Crooklands (20 miles) are all within easy reach.

**DESCRIPTION**

The land comprises 2.72 acres/1.10 hectares of level land with access onto Moor Lane. The land is zoned in the south Lakeland District Council Local Plan as being suitable for B1 and B2 uses, subject to certain criteria. We attach a copy of the policy documents and plans of the South Lakeland District Council as appertain to this land. All enquiries regarding planning should be addressed to the Planning Department at South Lakeland District Council, Lowther House, Lowther Street, Kendal. Tel: 01539 733333.

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## **NOTE**

The land is part of a larger field of 10.05 acres, the remainder of which (7.33 acres) can be made available to purchase but which is not zoned for development.

## **SERVICES**

Mains electricity, water and drainage are available but all prospective purchasers should make their own enquiries of the respective authorities regarding costs of connection and other matters.

## **TENURE**

The property is freehold and vacant possession will be given on completion.

## **VIEWING**

The land can be viewed at any reasonable time given possession of a set of these particulars.

## **PRICE**

Offers in the region of £100,000 per acre.

## **LOCAL AUTHORITIES AND UTILITY COMPANIES**

Cumbria County Council, The Courts, Carlisle. Tel: 01228 606060

South Lakeland District Council , Lowther House, Lowther Street, Kendal. Tel: 01539 733333

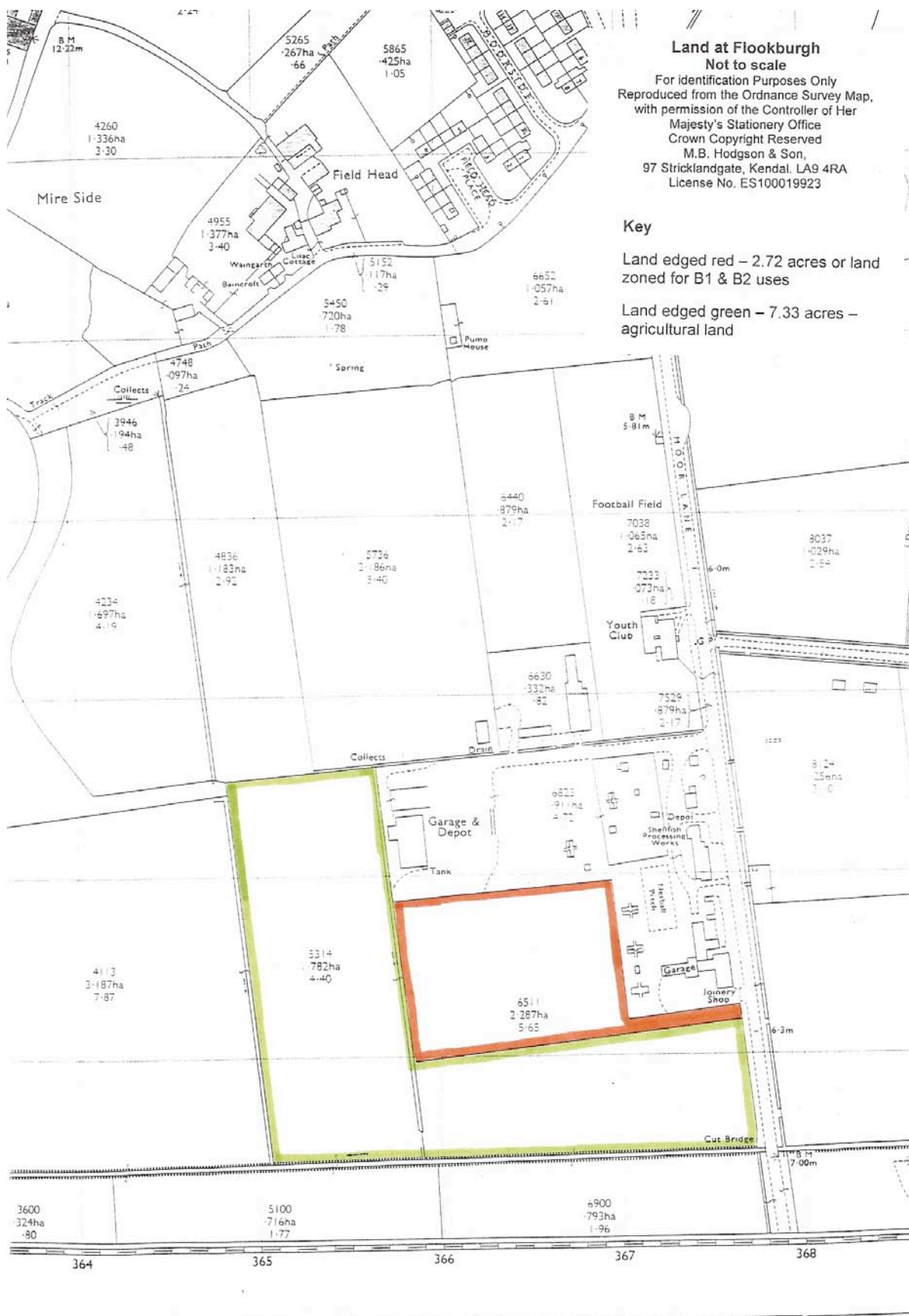
United Utilities Electric plc, Hadrian Mill Nelson Street, Carlisle. Tel: 01228 616440

United Utilities Water plc, Parkside Road, Kendal. Tel: 01539 796243

## **MISDESCRIPTIONS ACT**

Every care has been taken in preparing these sales particulars but if there is any point on which you would like further information, please contact us. The person dealing with the property will be pleased to check or supply you with further details which may be important to you, particularly if you are travelling some distance to view.

These particulars are issued on the clear understanding that negotiations for the purchase of the property are conducted through M.B. Hodgson & Son. The information supplied in the particulars is believed to be correct but accuracy cannot be guaranteed and all properties are offered Subject to Contract and on being available on receipt of reply. M.B. Hodgson & Son is a member of the L & K Group of Companies



**Land at Flookburgh**  
**Not to scale**

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**Key**

Land edged red – 2.72 acres or land  
 zoned for B1 & B2 uses

Land edged green – 7.33 acres –  
 agricultural land