

## Mixed Development/ Investment Opportunity



**HIGH HESKET BUSINESS PARK**  
**HIGH HESKET**  
**CARLISLE**  
**CUMBRIA CA4 0BW**

**FOR SALE FREEHOLD**  
**GUIDE PRICE: £2,200,000**

- Site area 3.89 acres (1.57 hectares)
- Range of existing buildings extending to 15,889 sqft (1,476 sqm)
- Rental Income on commercial part circa £90,000 per annum
- Outline planning consent for 27 residential units on remaining land
- Prominent site fronting main A6 trunk road between Carlisle and Penrith

Ref MA1359

Flusco House, Flusco  
PENRITH  
CUMBRIA CA11 0JA

tel: 017684 83498

email: info@merecommercial.co.uk



## Location

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The site is prominently situated fronting the main A6 trunk road in a rural location at the village of High Hesket in north Cumbria. Carlisle city centre is about 8 miles to the north, and Junction 42 of the M6, 5 miles to the north and Penrith, 9 miles, and Junction 41 of the M6, 7 miles, to the south.

## Description

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The site, shown edged red on the plan, comprises an area of mainly tarmac surfaced land with a range of existing commercial buildings used for workshop, storage and retail purposes. Area A is proposed for residential development and Area B, which includes the existing commercial buildings, for commercial development.

**Total Floor Area**                      **15,889 sqft (1,476.10 sqm)**

**Total Site Area**                        **3.89 acres (1.57 hectares)**

## Services

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We are advised that mains water and electricity are connected to the property, and it has a septic tank system.

## Rates

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The property has a number of existing rating assessments, details of which can be provided on request.

## Energy Performance Certificate

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The property has a number of EPC assessments, copies of which can be provided on request.

## Tenure

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We are advised the property is freehold.

## Occupational Agreements

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The commercial buildings and yards are let on various business tenancies, currently producing a total rental income of £90,600 per annum. A schedule of tenancy agreements can be provided on request.

## Fixtures & Fittings

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Any items in the nature of fixtures and fittings not referred to in these particulars are excluded.

## Planning

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Outline planning consent for 27 residential units on Area A on the plan (Application number 15/0841) was granted on 23 August 2017. A detailed application is awaiting final consent (Application number 22/0570).

Planning documents can be downloaded via the following link:

<https://planningregister.westmorlandandfurness.gov.uk/>

Prospective purchasers or tenants should satisfy themselves that their proposed use complies with all planning regulations by making inquiries with the local planning authority, Westmorland and Furness Council.

## Vat & Stamp Duty

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All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Stamp duty is liable at the prevailing rates.

## Finance

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If you require financial assistance, we can refer you to a local professional who can advise on sources of finance and prepare a business plan which most lenders now require.

## Money Laundering Legislation

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Estate Agents are obliged to obtain evidence of identity and proof of address of buyers and tenants to comply with Anti-Money Laundering Legislation, prior to acceptance of an offer.

## Viewing

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Strictly by appointment with the sole agents, Mere Commercial. Tel. 017684 83498. E-mail. [info@merecommercial.co.uk](mailto:info@merecommercial.co.uk) Date 26/01/2024.



Wayside Cottage

Mast (telecommunication)

Area A

Area B

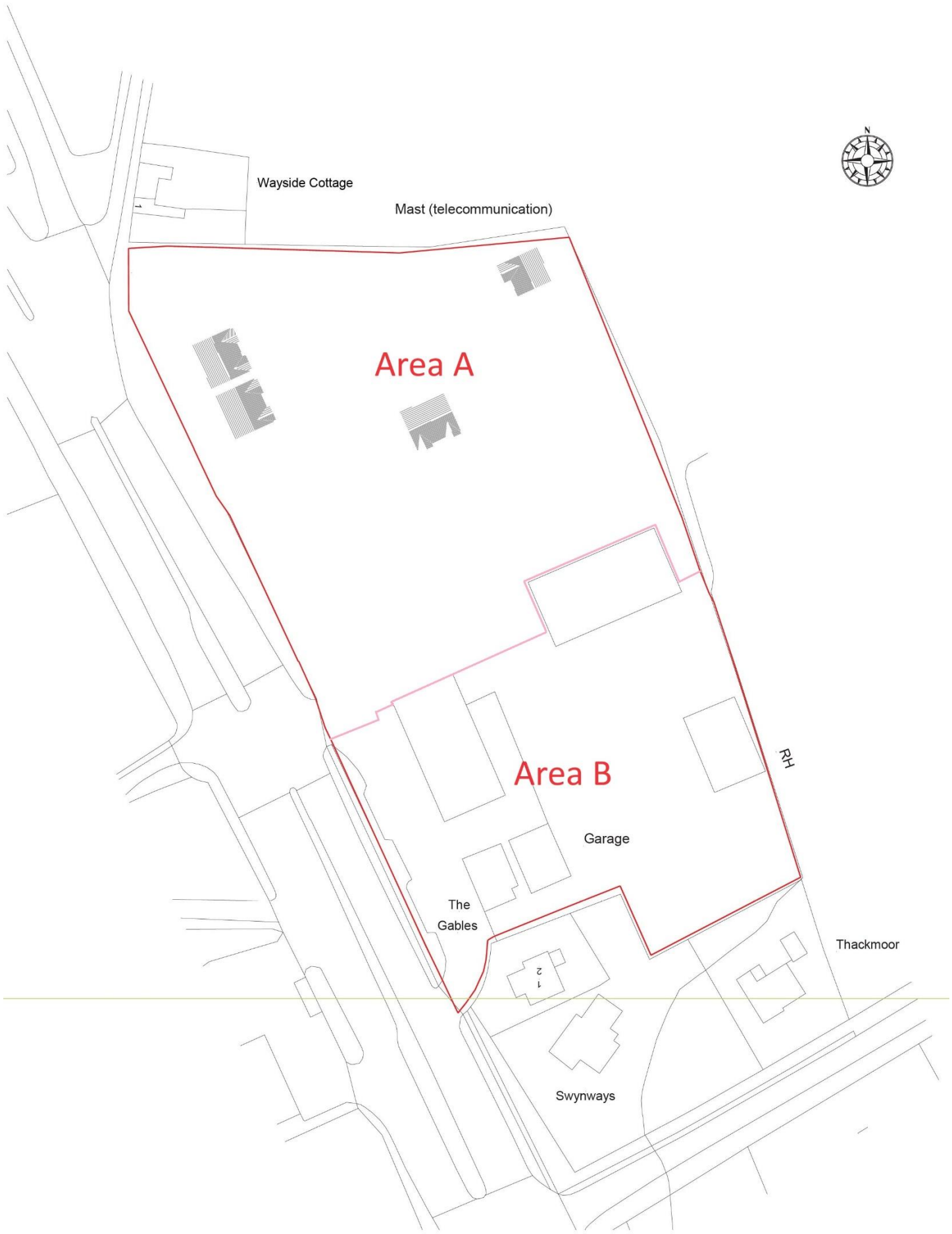
RH

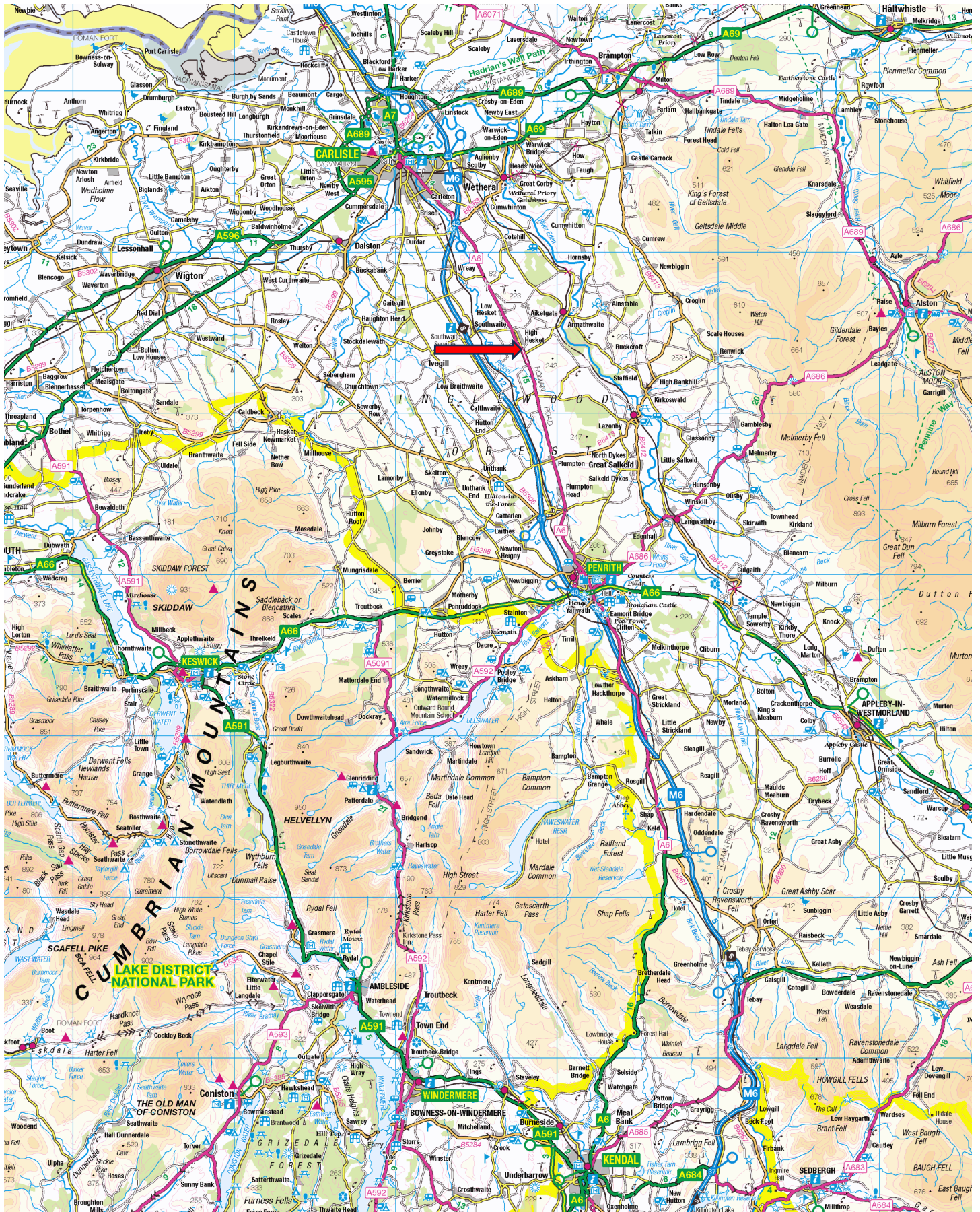
Garage

The Gables

Thackmoor

Swynways





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