




**RESIDENTIAL DEVELOPMENT LAND**  
TO THE SOUTH OF BANK LANE,  
**BARROW-IN-FURNESS**  
CUMBRIA, LA14 4DN

ALLENBYCOMMERCIAL.CO.UK



# Development Opportunity

 1.63 ha / 4.03 acres

 1.75 miles north of town centre

 Outline consent for 48 dwellings

Guide price £1,000,000



**CALL NOW +44 (0) 1482 647138**







## RESIDENTIAL DEVELOPMENT LAND TO THE SOUTH OF BANK LANE, BARROW-IN-FURNESS CUMBRIA, LA14 4DN

### Planning

Planning permission is covered by a Hybrid Application, comprising a Builder's Merchant (now complete/trading, together with associated SuDS areas and foot/cycle way) and adjoining residential development of up to 48 dwellings including landscaping, open space, drainage (including SuDS) and associated works in outline with all matters reserved.

The Application Number is B21/2022/0771 and consent was granted on 7th October 2022.

Allenby Commercial are purely commercial developers, and the Builders' Merchant requirement was our reason for acquiring the wider site in the first instance – the 'hybrid' planning approach being chosen given the sites' allocation within the Local Plan as a residential site. Now that the commercial element is complete, we are looking to sell the surplus residential development plot.

### Location

The land is situated to the South of Bank Lane and between Park Road (A590) and Middlefield.

The town centre lies approximately 1.75 miles to the south, local bus routes run along Middlefield which is also the location of neighbourhood retail units and there is an Asda supermarket approximately 1.25 miles to the south. Within 1 mile radius are 4 primary schools and 1 secondary school.

Barrow-in-Furness is the second largest urban centre in Cumbria, comprising a port that lies at the southwestern part of the county, approximately 10 miles from the Lake District National Park. The main employer in the town is BAE Systems who has recently invested £300 million in Barrow's shipyard to construct buildings capable of manufacturing and assembling a new class of submarines.

In 2023 the governments of the United Kingdom, United States and Australia committed to construction of a new class of nuclear submarine as part of the AUKUS military alliance. The submarines will be designed and predominantly constructed in Barrow.



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