

Plot available and as such cannot be relied upon  
the likeness of the land for sale



adjacent to Old Shap Wells Cottage | Shap | Penrith | CA10 3QX

Guide Price £575,000



**david britton**  
ESTATES

## Key features

- Fantastice approx 1.3 acre site
- Huge 6000 sqft Industrial building
- Residential planning consent for demolition of the smaller existing buildings to the rear to create two residential dwellings.
- Large parking area
- Edge of village location
- Ideal live/work environment
- Impressive, open countryside views
- Excellent transport links to J39 of M6

## Description

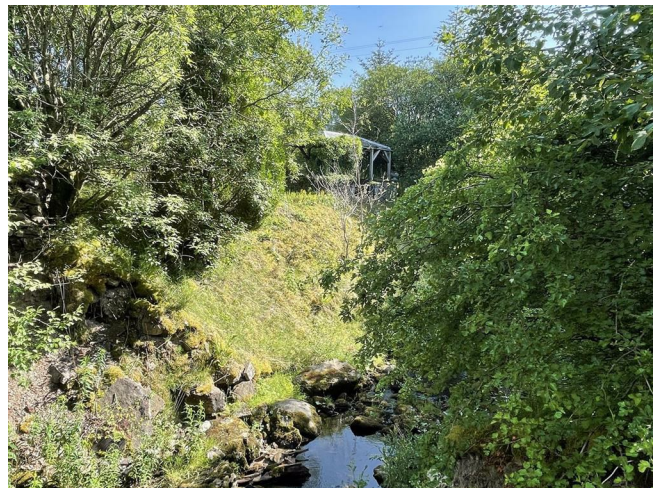
FANTASTIC 1.3 ACRE SITE WITH 6000sqft INDUSTRIAL UNIT, JUST MINUTES FROM J39 AT SHAP! Sitting in an excellent location with transport links on your doorstep, this superb site of approx. 1.3 acres sits on the edge of the village of Shap and just minutes away from J39 of the M6 with a short drive to Penrith and Kendal is perfect for those looking for an industrial site/distribution depot or perhaps even a live/work environment. Within the site there is residential planning consent for the demolition of the smaller existing buildings to the rear to create two residential dwellings.

In addition, there is a large parking area, garages and a number of temporary buildings with a picturesque beck meandering through the grounds. This is overlooked by a summer house, a peaceful retreat to enjoy the lovely surroundings.

This edge of village location has impressive, open countryside views and is just a stones throw away from J39 of M6. The well renowned Westmorland Services, the villages of Shap and Orton, Yorkshire Dales National Park and Lake District National Park are just a short distance away, making this ideal for a vast array of industrial uses, subject to the necessary planning consents.

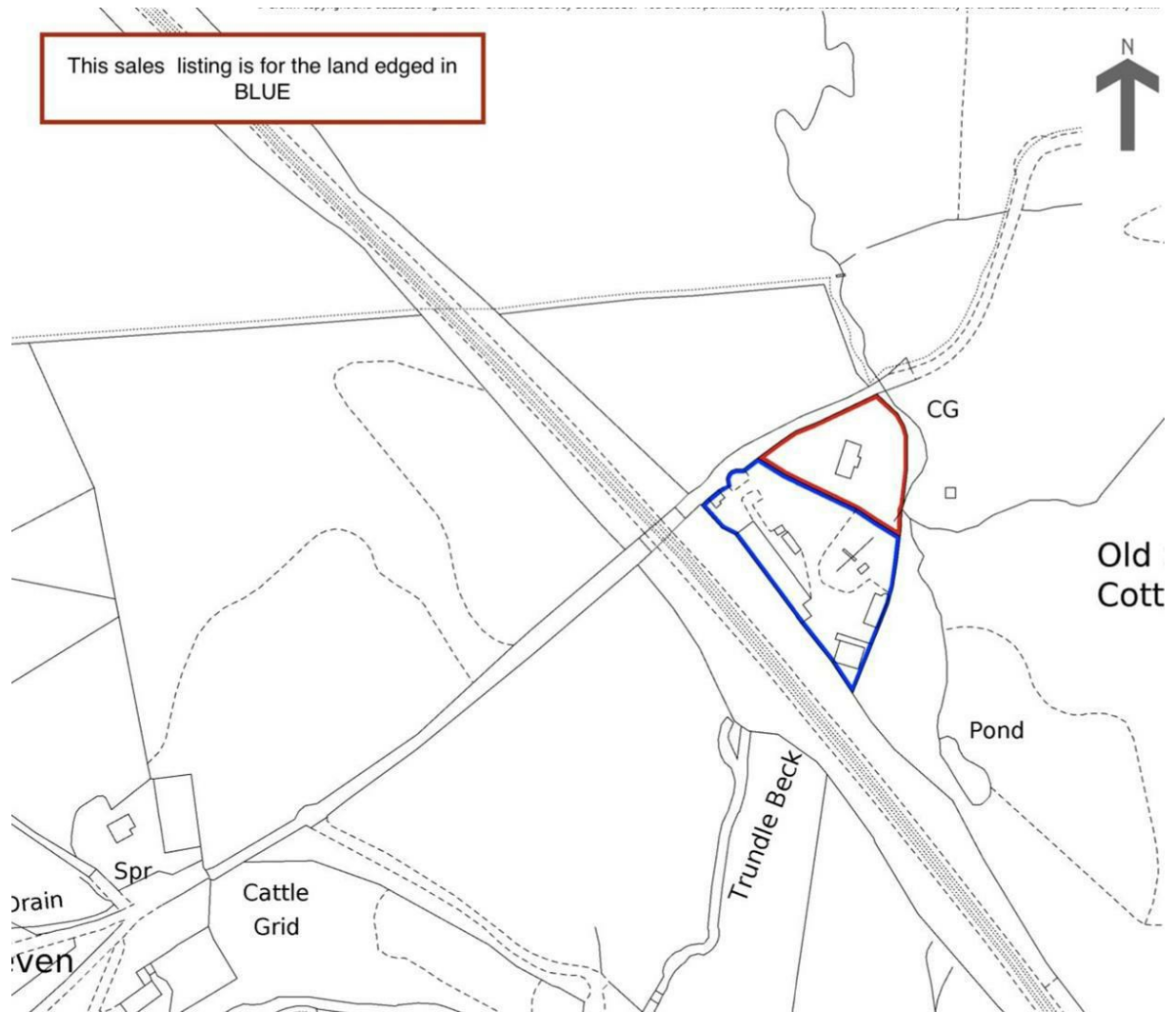
\*\* Viewing Strictly by Appointment only \*\*

## Directions





# Floor plans



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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