



West Lane | | Penrith | CA11 7DL

Guide Price £395,000



**david britton**  
ESTATES

## Key features

- Town Centre Development Opportunity
- Planning Permission Granted
- Extra Care residential facility
- 28 units, combination of 1 and 2 bedrooms
- Located in the heart of Penrith Town Centre
- Ref - EDC 14/0836

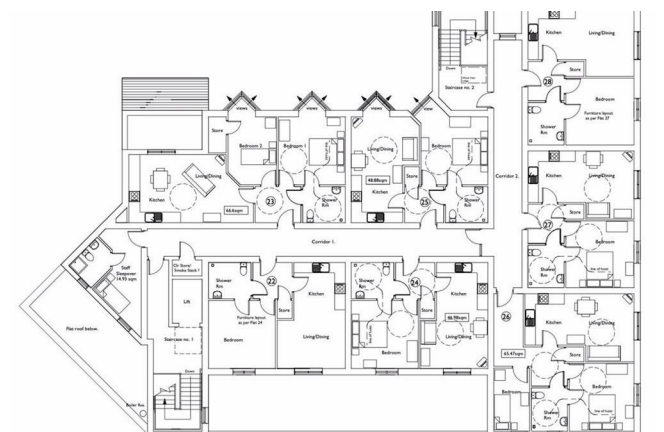
## Description

Located in the heart of Penrith town centre is a fantastic development opportunity! Formerly the BBC Club, this central site has planning permission granted for an extra care residential scheme consisting of 28 individual units arranged over three floors, with the majority of the units being one bedroom and some two bedroom with communal areas. Planning permission was granted in 2014 with conditions discharged in 2017, making the permission extant.

This site sits just a stones throw from the popular New Squares area of the town and is close to the large array of local amenities that Penrith offers including shops, pubs, restaurants, cafes, schools, leisure facilities, doctors surgery, hospital and a train station.

Penrith has easy access to the M6, A66 and the Lake District National Park is just a short drive away.

## Directions





# Floor plans



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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