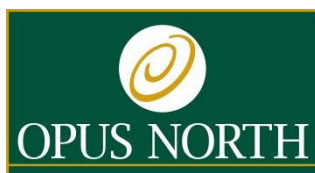


**LOW ROAD  
COCKERMOUTH  
CUMBRIA  
CA13 0HH**

**PROPOSED RETAIL  
DEVELOPMENT**

**BY**

**OPUS LAND (NORTH) LIMITED & THOMAS ARMSTRONG**



**THOMAS ARMSTRONG  
(CONSTRUCTION)  
LIMITED**

# KEY NOTES

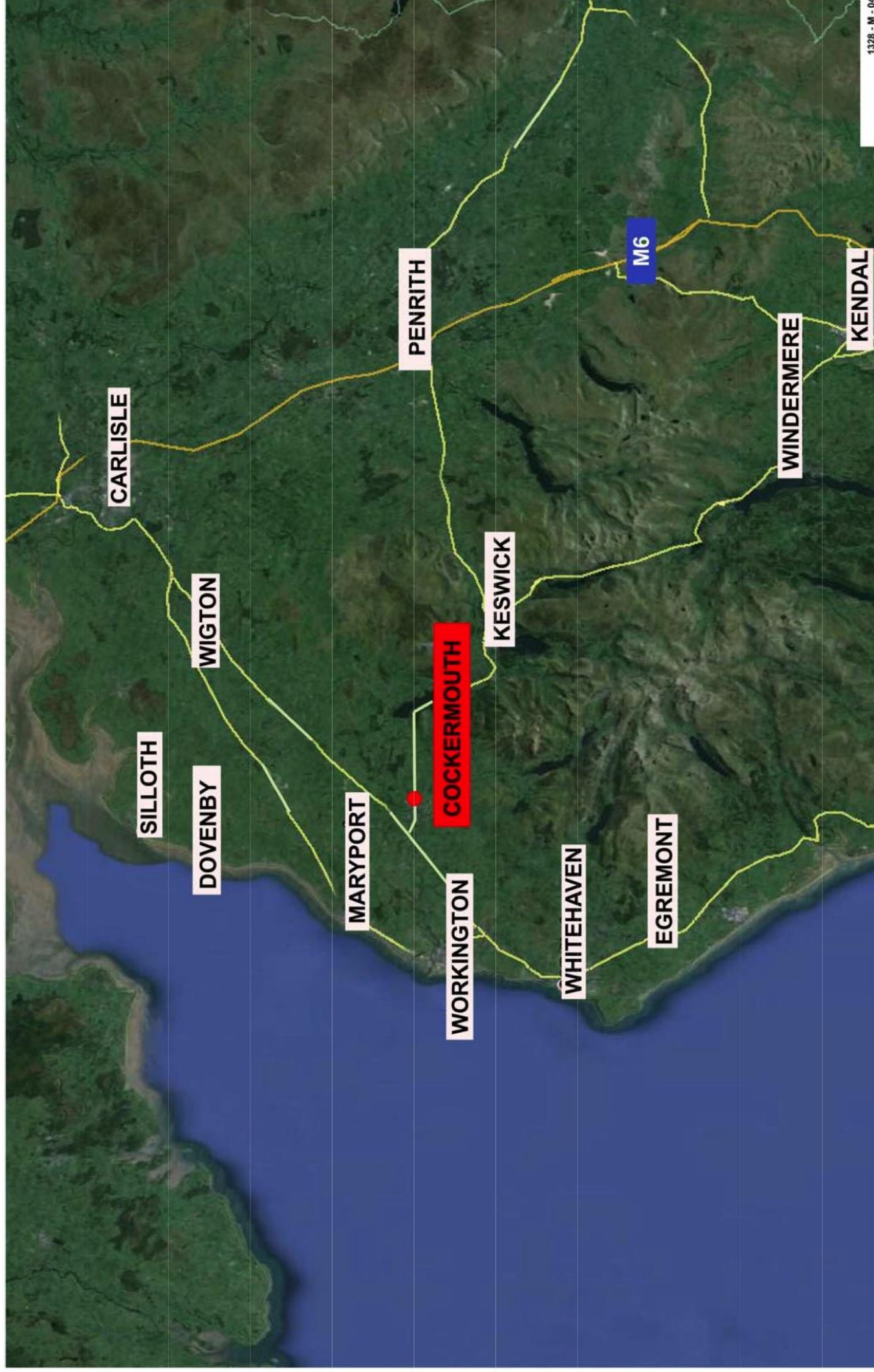
- **Development Partners** - Landowner, Thomas Armstrong and developer Opus Land (North) Ltd have formed a joint venture to bring forward the site for food store development
- **Current use** – Cleared, vacant site
- **Site area** – circa 3.11 acres (1.26 hectares)
- **Position** – Low Road (A5088) on the north western fringe of Cockermouth, next to The Lakes – retailer of Homewares
- **Proposal** – 27,000 sq ft / 2,508 sq m (Gross) retail scheme with surface customer car parking spaces. 22,000 sq ft (plus garden centre) currently under offer, leaving available a single unit of around 5,000 sq ft
- **Infrastructure** – Customer access will be via a new access point, with all directional access and egress from Low Road.
- **Other commercial operators nearby** – The Lakes retail showroom next door, and BMW car showroom and Aldi discount food store within 500 metres

# **CONTENTS**

- 1. Location Plans – Wider area and local**
- 2. Location Plan – Cockermouth and subject site**
- 3. Architects plan of proposed scheme**
- 4. Development Team & Consultants**
- 5. Further information**

**1**

**Location Plans  
(Wider area and Local)**

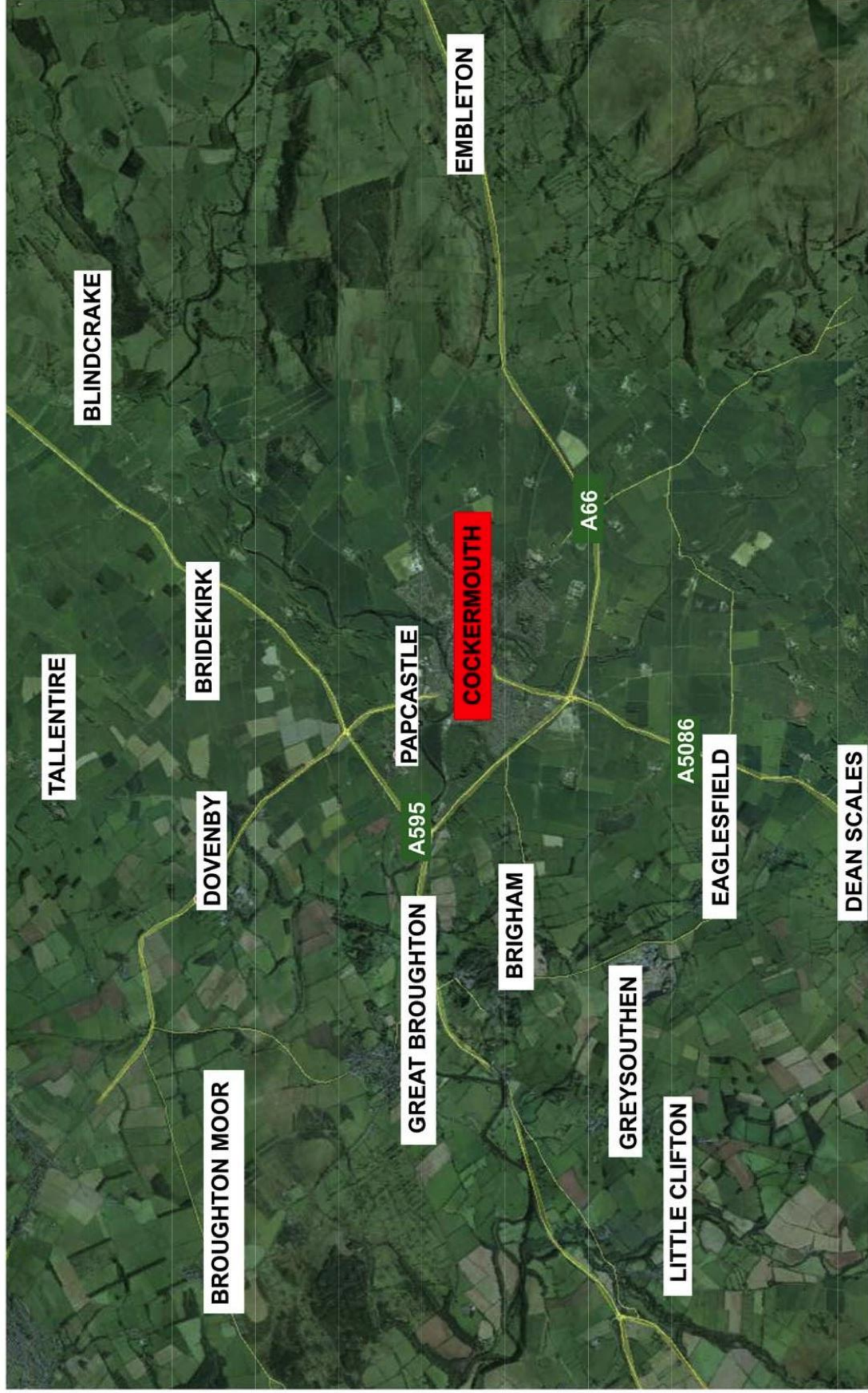


1328 - M - 04  
FEB 2014

# PROPOSED FOOD STORE

LOW ROAD, COCKERMOUTH





# PROPOSED FOOD STORE

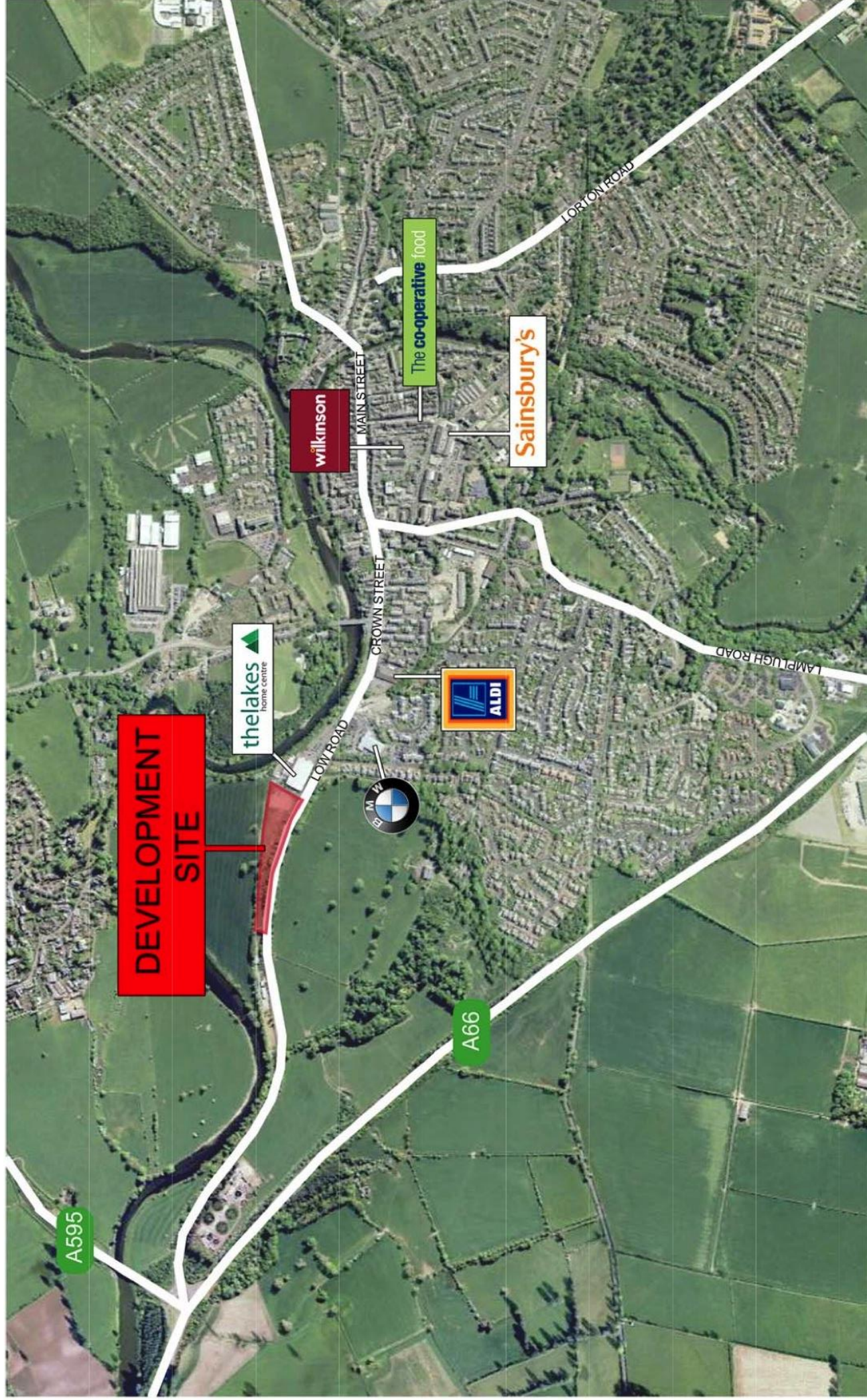
LOW ROAD, COCKERMOUTH

1328 - M - 03  
FEB 2014

**2**

**Location Plan  
(Cockermouth and subject site)**





# PROPOSED FOOD STORE

LOW ROAD, COCKERMOUTH

1328 - M - 01A  
FEB 2014



**3**

**Architects plans  
of proposed scheme**

NOTE:  
 EXISTING TREES  
 TO BE REMOVED.



# 4

## Development Team & Consultants

ROLE	COMPANY	CONTACT NAME
Principle Development Partners	Opus Land (North) Ltd & Thomas Armstrong	Andrew Duncan Neil Creeney
Scheme Architects	Ellis Healey Associates	Damian Ellis Andrew Healey
Planning Consultants	ID Planning	Jeremy Williams
Cost Consultants, QS & Project Manager	Fox Lloyd Jones	Gavin Beevers
Engineering Consultants	Alan Wood & Partners	Neil Read
Property Agent	Pudney Shuttleworth	Michael Pudney



## Further information

For further information, please contact:

Michael Pudney  
Pudney Shuttleworth  
Tel: 0113 2031130  
Mobile: 07747 008449  
Email: [mp@pudneyshuttleworth.co.uk](mailto:mp@pudneyshuttleworth.co.uk)



Pudney Shuttleworth Limited (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for, whom they act, give notice that:

- i. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- ii. Pudney Shuttleworth Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- iii. no employee of Pudney Shuttleworth Limited (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- iv. rents quoted in these particulars may be subject to VAT in addition;
- v. Pudney Shuttleworth Limited (and their Joint Agents where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
- vi. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers / tenants should satisfy themselves as to the fitness of such items for their requirements.

## **SUBJECT TO CONTRACT**

**JUNE 2017**

Pudney Shuttleworth Limited. Registered in England and Wales. Company Number: 5001157

31 Park Square West, Leeds, LS1 2PF

Tel: 0113 2031130

[www.pudneyshuttleworth.co.uk](http://www.pudneyshuttleworth.co.uk)