



Westmorland  
& Furness  
Council

# Residential Opportunity

Welcome to the North West's most  
exciting new Sustainable Waterside  
Neighbourhood



“A great place  
to live, work  
and thrive.”



UK Government



Homes  
England



# Introduction

**Barrow has one of the brightest futures in the UK - one we are working hard to realise. The town has a vital role to play in the national endeavour to maintain the nation's long-term defence and energy security. Barrow and Furness is home to internationally important industrial and high-tech activity and has huge potential to grow, strengthening the economy across the North West of England.**

These investments and opportunities create a compelling offer that will help to transform our town and wider area and will leave an enduring legacy for future generations. There are massive opportunities to help us deliver this work.

With exciting prospects for manufacturing and energy businesses in Barrow and Furness, there has never been a better time for house builders and developers to invest in the area. There are a number of opportunities for public / private collaboration to support our vision.

The Furness Peninsula has breathtakingly beautiful villages, surrounded by a rich natural environment, and a stunning coastline. It is also just a stone's throw away from the spectacular scenery of the Lake District National Park, a UNESCO World Heritage Site.

The area has very strong growth prospects which will create thousands of new well paid job opportunities over the coming years. Delivering a wider choice of high quality new homes including Buy to Rent, family homes and waterside aspirational homes, as well as modern affordable homes, will help sustain this economic growth. Creating attractive and sustainable neighbourhoods for existing and future Furness families will help to provide the workforce to drive the local economy forward.

We are now seeking a strategic partner to help realise our vision and will be bringing this site to market in 2025.



# The Vision

“A waterfront neighbourhood set along Barrow’s historic docks, offering a new, contemporary housing choice within walking distance of Barrow Town Centre. Set within a sustainable network of vibrant and natural spaces, which support well-being, active travel and a great quality of life, our new Residential Opportunity will offer homes where you can set down roots. A place where heritage, community and landscape connect and thrive.”



Desirable



Sustainable



Waterfront



Community

# The Opportunity

Known locally as Marina Village, this is a 25 hectare site which will deliver over 800 homes, creating a unique sustainable urban residential neighbourhood on a superb dockside site in the heart of a town with an exciting and ambitious future set against the backdrop of the iconic Lake District Fells.

The quantum and form of the proposed development allows for the creation of an aspirational place to live, offering housing choice that supports the area's wider economic growth.



## The assets



Adjacent Nature Conservation Area & panoramic views towards Piel Island



Two unique dockside addresses with over 920m of waterfront environments



Transformative town centre regeneration underway driven by BAE Systems jobs growth



## The site



25 ha with over 17 ha developable land, just 0.8 km from Barrow town centre



97% of the site under Westmorland and Furness ownership



Phase 1 remediation of first 6 ha complete



£25m funding from Homes England for the Phase 2 remediation of the remainder of the site & infrastructure works, to complete in Spring 2026



## The potential



Urban living in one of the most attractive parts of the country



Potential for over 1,500 new residents across over 800 new homes



Access to well-paid skilled work in hi-tech and innovative industries



Access to educational opportunities – University of Cumbria & Furness College

## Barrow Rising

Our Barrow Rising journey is powered by Team Barrow, a collaborative partnership of local government, national government, businesses, community organisations, and residents. Together, we are creating meaningful change, tackling challenges, and unlocking opportunities for growth and investment.

The team, and its Board, will coordinate resources, develop ideas and maximise impact for the whole community. From enhancing Barrow's town centre to improving education and infrastructure, Team Barrow is leading the way in helping Barrow deliver a brighter, more sustainable future for generations to come.

### Contact details:

Gareth Candlin

Assistant Director of Inclusive & Green Growth

Westmorland and Furness Council, South Lakeland House, Lowther Street, Kendal, Cumbria LA9 4DQ

t: 0300 3733300 e: [gareth.candlin@westmorlandandfurness.gov.uk](mailto:gareth.candlin@westmorlandandfurness.gov.uk)

[westmorlandandfurness.gov.uk](http://westmorlandandfurness.gov.uk)

