

Edwin  
Thompson



**FOR SALE**  
**Cairn Beck Cabins, Cumwhitton Brampton, Cumbria CA8 9BZ**

- Three attractive log cabins in secluded rural setting
- Rare business opportunity to acquire incoming producing holiday lets
- The Cairn Beck river runs along the eastern boundary of the site
  - Total Site Are 3.11 acres (1.26 hectares)
  - Offers are invited for £240,000



### LOCATION

The Cabins are situated on the Cairn Beck river, just outside of the village of Cumwhitton. The site is accessed from an established track off the main road, and offers a secluded setting whilst being in walking distance to nearby villages and the outstanding amenities they have to offer. Situated in close proximity to the Lake District National Park and Hadrian's Wall, the Cabins are an ideal base for visitors to explore the wider area.

The site is well positioned for access to the A69, which provides excellent transport links to the M6 motorway to the west, and Newcastle to the east. The nearby rail stations in Wetheral and Brampton offer cross country services between Newcastle and Carlisle, while Carlisle station provides main line services to major UK cities north and south.

The attached plan shows the location of the site (for identification purposes only).

### DESCRIPTION

The site is fitted with 3 glamping log cabins which are used for holiday lettings and at present are self-contained structures and have no services connected. Upon entrance to the site is a shared facility that provides drinking water, WCs and shower facilities.

There is a historic planning permission attached to the site which includes the provision and permissions for the installation of bio disk plants with drainage to the Cairn beck.

The site overall extents to approximately 3.11 acres (1.26 hectares) and forms an attractive block of land lying close to the Cairn Beck which meanders along its East boundary and forms an attractive feature.

### ACCOMODATION

It is understood that the site provides the following approximate area:

Total Site Area	3.11 acres (1.26 hectares)
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### SALE TERMS

Offers are invited for £240,000.

Further business information can be available upon request by the selling agent.

### VAT

All figures are exclusive of VAT where applicable.

### RATEABLE VALUE

According to the Valuation Office Agency website, it is understood that the property has a Rateable Value of £5,525.

Prospective tenants should check the exact rates payable with Cumberland Council – Tel: 01228 817234.

### LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.

### VIEWING

The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

Hugh Hodgson – [h.hodgson@edwin-thompson.co.uk](mailto:h.hodgson@edwin-thompson.co.uk)

Tel: 01228 548385

[www.edwin-thompson.co.uk](http://www.edwin-thompson.co.uk)





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