

Prime Residential Development Opportunity For Sale

Land at Greenhill, Brampton, Cumbria CA8 1SU

Edwin
Thompson



- Development land extending to approximately 0.53 hectares (1.32 acres)
- Outline Planning Permission for 5 Detached Dwellings.
- Popular market town and excellent access to the A69 and Junctions 43/44 of the M6 Motorway
- Offers invited for the freehold interest.

Ref L401C

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LOCATION

The subject land is situated in the attractive market town of Brampton, adjacent to the A69, approximately 9 miles east of Carlisle City Centre in the North West of England. Brampton has an approximate population of 4,600 and benefits from good local facilities including the popular William Howard Secondary School, a bustling town centre with a range of shops and leisure facilities being regarded as a desirable place to live.

The nearby City of Carlisle has a residential population of 75,000 and an estimated catchment population of 235,000. As well as being the dominant shopping location, it is also the administrative centre in Cumbria and the Borders.

The land is situated at the northern end of Greenhill that connects directly with the A69 providing excellent road access to the north-east and Junctions 43 and 44 of the M6, just 5 miles away and just a short distance to the south of Brampton town centre. Carlisle is based on the West Coast Rail Link between Glasgow and London Euston and there is a direct train line to Newcastle run by Northern Rail, the nearest station being at Milton, approximately 1 mile to the east. Newcastle International Airport is approximately 45 minutes away reached via the A69.

DESCRIPTION

The subject site currently comprises a detached three bedroom bungalow with associated front and rear gardens and large field to the rear/east. The site fronts directly onto to Greenhill providing a good access to the land.

The land has the benefit of Outline Planning Approval granted in August 2019 under Application Number 19/0367 for the demolition of the existing bungalow and construction of 5 no. detached executive dwellings.

A reserved matters application pursuant of Outline Approval 19/036 relating to the erection of one dwelling under Application Number 21/0379 has recently been submitted to the Local Planning Authority.

Further information in respect of the planning history is available from the selling agent, but the developer should satisfy themselves over the status of the planning permission which affects the land.

SITE CONDITIONS

The developer will be responsible for any necessary assessment of ground conditions and will need to satisfy themselves that development of the land can take place safely.

SERVICES

It is understood that all mains services are available adjacent or close to the site, however interested parties are advised to rely upon their own enquiries. It is the responsibility of the purchaser to determine the exact position of existing services and to arrange for any modification/connection of these to the development in consultation with the relevant services providers.

METHOD OF SALE

The land is offered for sale by Private Treaty as a whole.

Unconditional offers should be submitted to the selling agent (Edwin Thompson, FIFTEEN, Montgomery Way, Rosehill, Carlisle CA1 2RW).

A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agent following inspection.

The vendors reserve the right to amalgamate, withdraw or exclude any of the land shown at any time or to generally amend the particulars of sale.

VAT

All figures quoted are exclusive of VAT where applicable.

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 land is available to view by prior appointment with sole selling agents Edwin Thompson LLP. Contact:

Ruth Richardson,
r.richardson@edwin-thompson.co.uk

John Haley,
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Tel: 01228 548385

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Revisions		
All dimensions to be checked on site by the Contractor and any discrepancies reported to the Surveyor		
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Client: MR & MRS C LINDSAY		
Project: CAPON TREE VETERINARY CENTRE		
Project Number	Drawing Number	Rev.
KL401	6	
Drawing Title: PROPOSED BLOCK/SITE PLAN		
Drawing Status: OUTLINE PLANNING		
Issue Date: APRIL 2018		
Drawn By: EE		
Checked By: SK		
Scale: AS INDICATED		

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Kendal
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

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Regulated by RICS



IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this land and property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
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4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in May 2021