Prime Residential Development Opportunity For Sale
Land and Property at Tower Farm, Rickerby, Carlisle, Cumbria CA3 9AA

- Edge of village site extending to 1.24 hectares (3.06 acres)
- Exclusive development site included in Carlisle City Council Local Plan 2015-2030
- Informal tenders sought for the freehold interest by 12.00 noon on Thursday 12 July 2018
A prime residential development opportunity of approximately 3 acres of attractive edge of village land offering open countryside views which is allocated in the Carlisle City Council Local Plan 2015-2030. Rickerby is one of the most desirable areas in Carlisle benefitting from village living, enjoying easy access to Carlisle City Centre and the regional road network.

**SUMMARY**

- Around 3 acres of land for residential development including barn buildings and a substantial 6 bedroom dwelling;
- Initially allocated for 10 units however now offers the potential to create 19 new build dwellings as well as the existing property which could be split into two large semi-detached houses, subject to planning;
- Open views across the countryside and River Eden;
- Situated within a Flood Zone 1 and Rickerby is benefitting from flood prevention measures commencing in 2018;

**LOCATION**

Tower Farm is situated on the eastern outskirts of the desirable village of Rickerby and less than 2 miles to the north east of Carlisle City Centre, Cumbria, in the North West of England. Rickerby is in the parish of Stanwix Rural, developed adjacent to the River Eden and benefits from Rickerby Park which is a large public open space on the banks of the River Eden which includes a riverside walk to and from Carlisle City Centre.

Carlisle is the regional capital and lies close to the Scottish Border and adjacent to Junctions 42, 43 and 44 of the M6 motorway. It is also on the main west coast Virgin Glasgow to London Euston rail line and has good access east to Newcastle, including Newcastle Airport, along the A69 trunk road. The City has a population of 75,306 with wider area population of 107,524 (2011 Census) and is a main administrative and retail centre for Cumbria.

Road Communications (miles from Carlisle)

<table>
<thead>
<tr>
<th>Destination</th>
<th>Distance</th>
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<tbody>
<tr>
<td>Newcastle</td>
<td>54</td>
</tr>
<tr>
<td>Glasgow</td>
<td>100</td>
</tr>
<tr>
<td>Edinburgh</td>
<td>102</td>
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<tr>
<td>Manchester</td>
<td>126</td>
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<tr>
<td>Liverpool</td>
<td>129</td>
</tr>
<tr>
<td>Leeds</td>
<td>122</td>
</tr>
</tbody>
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Carlisle has excellent rail links, being based on the Virgin Rail link between Glasgow and London Euston with direct trains to the main rail hubs:

- Edinburgh: 1hr 17 Mins
- Glasgow: 1hr 07 Mins
- Manchester: 1hr 54 Mins
- London Euston: 3hrs 19 Mins

Significant recent development has seen Carlisle Lake District Airport continue to develop and grow, which will allow commercial passenger flights from Summer 2018 to airports including Southend, Belfast and Dublin. This will provide a boost for Cumbria’s connectivity and the airport is only 6 miles from Rickerby.

Carlisle is known as the ‘Great Border City’, steeped in history and today is a vibrant place to live and visit with good retail facilities, a variety of places to eat and drink, a number of museums and galleries including Carlisle Castle which is only 2 miles away from Rickerby. Carlisle is also on the path of Hadrians Wall, a world heritage site and the Lake District National Park is only 16 miles to the south.

Rickerby is accessed from Carlisle City Centre via the A7 which connects with the A695 Castle Way and Georgian Way/Hardwicke Circus roundabout travelling north where it meets up with the B6264 Brampton Road, connecting with Rickerby Park which travels east into the heart of the village. The Carlisle to Linstock Road leads north east to the village of Linstock and meets up with the A689, around 15 miles away and up to Junction 44 of the M6, 4 miles away. The A689 also travels east to the village of Brampton and the A69 which are around 6 miles away and Junction 43 of the M6 can be reached travelling through the city centre to the A69 Warwick Road, circa 35 miles away.

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**THE OPPORTUNITY**

The subject site comprises approximately 1.24 hectares (3.06 acres) of agricultural land incorporating Tower Farm House and adjoining barns.

At the northern end of the site, Tower Farm House and the barn buildings form an attractive courtyard and gardens, accessed from the Carlisle to Linstock road. Agricultural land extends southwards offering a prime outlook to the River Eden and open countryside.

A secondary access runs down the eastern side of the site and the land in general is bounded by mature hedging as well as a number of species of trees.

The opportunity is the only site within Rickerby that is included within the Carlisle City Council Local Plan 2015-2030, reference R14: Land at Tower Farm, Rickerby. The original allocation was for approximately 10 dwellings however, informal discussions with Carlisle City Council suggest that the numbers can be increased through demolishing the existing dilapidated barns around the courtyard and replacing with 6 new build dwellings, developing two large dwellings in the north east and north west corners of the land and 11 new build houses within the south of the site. An indicative site plan is attached for guidance only.

The existing dwelling at Tower Farm comprises a substantial and attractive six bedroom property which could potentially be split into two semi-detached dwellings and the barn building that fronts onto the Carlisle/Linstock Road may also be suitable for conversion, subject to planning.
PLANNING
Details of the allocation are included within the Carlisle City Council Local Plan 2015-2030 under reference R14. The site lies within the Rickerby Conservation Area and the development will effectively form a gateway to the village.

The land falls within a Flood Zone 1 which is the lowest risk of flooding and did not flood in the December 2015 adverse weather conditions. Furthermore, Rickerby is benefiting from significant flood prevention measures which are being carried out by the Environment Agency commencing in 2018.

There are a number of attractive tree species down the western boundary of the site which are protected by Tree Preservation Orders (Ref: TPO39).

Prospective purchasers/developers should contact Carlisle City Council Planning Department to discuss any scheme proposals, telephone: 01228 817200.

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

SERVICES
It is understood that the mains services are available on or adjacent to the site.

Prospective purchasers will need to satisfy themselves as to the suitability of the services available.

PROPOSAL
Offers are invited on a residual and informal tender basis for the freehold interest with vacant possession. Offers are to be received in writing to the Carlisle office of Edwin Thompson by 12.00 noon on Thursday 12 July 2018 and should include the following:

- Level of offer;
- Proposed use(s);
- Details of the professional team and any similar projects;
- Source of funding;
- Any conditions attached to the offer;
- Timescales for exchange and completion.

Please note that our Client is not obliged to accept the highest or any offer without prejudice and subject to contract.

VAT
All figures quoted are exclusive of VAT where applicable.

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

VIEWING
The site is available to view by prior appointment with the Carlisle Office of Edwin Thompson LLP. Contact:
John Haley, j.haley@edwin-thompson.co.uk
Tel: 01228 548385 www.edwin-thompson.co.uk
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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 April 2018.