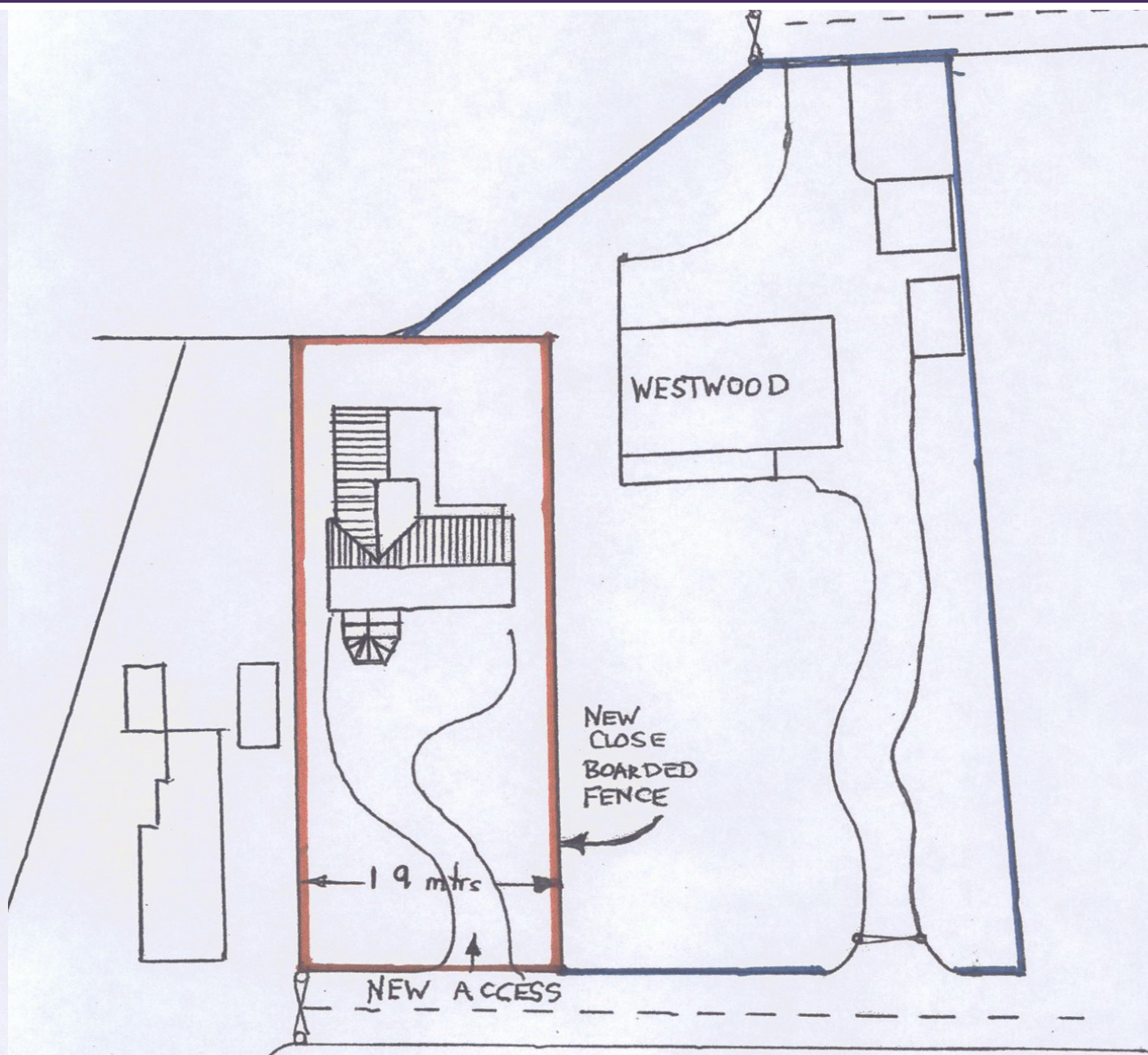


FOR SALE

**A Development Opportunity
Land at Westwood Brampton
Cumbria CA8 9AE**

**Edwin
Thompson**



- Building Plot For A 4 Bedroom House In The Village Of Heads Nook
- Outline Planning Permission For The Development Of 1 Residential Dwelling
- Offers Invited For The Freehold Interest
- Carlisle City Council Planning Reference : 18/0070

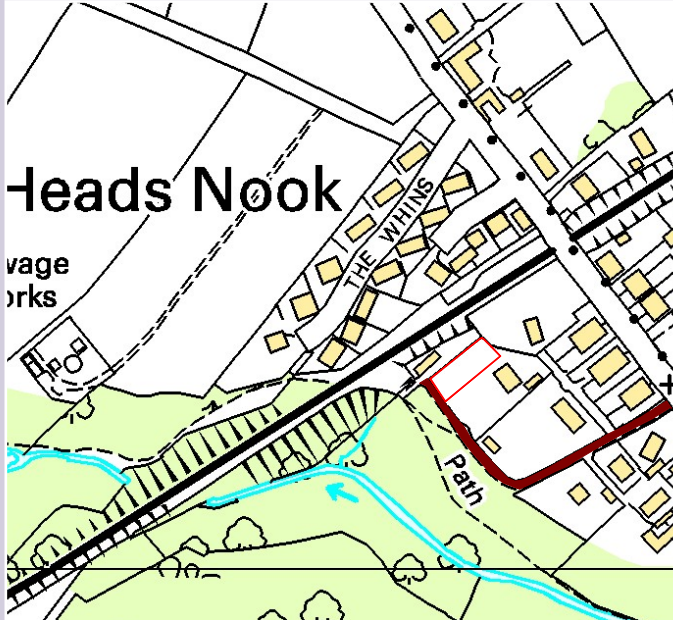
Guide Price: £140,000

Ref: KL1157

FIFTEEN Rosehill
Montgomery Way
Carlisle
CA1 2RW

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F: 01228 511042
E: carlisle@edwin-thompson.co.uk
W: edwin-thompson.co.uk

Edwin
Thompson



The Opportunity

The subject site comprises of land currently used as part of a residential dwelling. Which benefits from a rural situation at the western edge of the village of Heads Nook. The site is bounded by residential dwellings to the east and south and a woodland to the north and west. The site has outline planning permission (Carlisle City Council reference number 18/0070) for the erection of 1 residential dwelling.

Site Conditions

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

Services

Mains electricity, water and the drainage/sewage networks serve the settlement. It is the responsibility of prospective purchasers to make their own enquiries into the availability of acceptable connections.

Proposal

Offers are invited for the freehold interest with the benefit of the outline planning permission (Carlisle City Council ref 18/0070). Please note that our client is not obligated to accept the highest or any offer without prejudice and subject to contract.

VAT

All figures are quoted 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.

Anti-money Laundering Regulations

The successful purchaser(s) should be aware that they will have to provide us with documents in relation to Money Laundering Regulations. Further details are available upon request.

Viewing

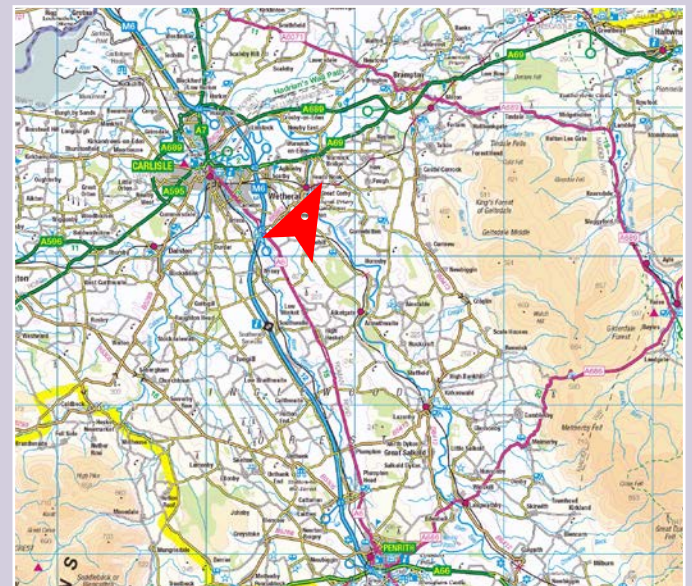
The site is available to view by prior appointment with the Carlisle Office of Edwin Thompson LLP.

Contact:

Matthew Bell MRICS FAAV – m.bell@edwin-thompson.co.uk
Megan Proctor – m.proctor@edwin-thompson.co.uk
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Location

This exclusive development opportunity is situated in the attractive Cumbrian village of Heads Nook, 6 miles to the east of Carlisle. Heads Nook is a small rural village which lies to the east of the River Eden. The village has good access to the city of Carlisle which is the main shopping location and administrative centre in Cumbria and the Borders. The historic market town of Brampton lies 5 miles away and provides good local amenities including William Howard Secondary School and a bustling town centre with a range of shops and leisure facilities. Heads Nook is located in close proximity to the A69 providing excellent road access to the north-east and Junction 43 of the M6 motorway which lies just 4.5 miles away. Carlisle is based on the Virgin Rail Link between Glasgow and London Euston and there is a direct line to Newcastle run by Northern Rail, the nearest station being Wetheral only 4 miles away. The subject site is situated to the west of the village of Heads Nook, immediately adjacent to a detached property, Westwood. Access is granted directly from the road travelling through the village.



Regulated by RICS



Berwick upon Tweed
Carlisle
Galashiels
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)

Registered office: 28 St John's Street,
Keswick, Cumbria, CA12 5AF.

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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.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
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 August 2019.