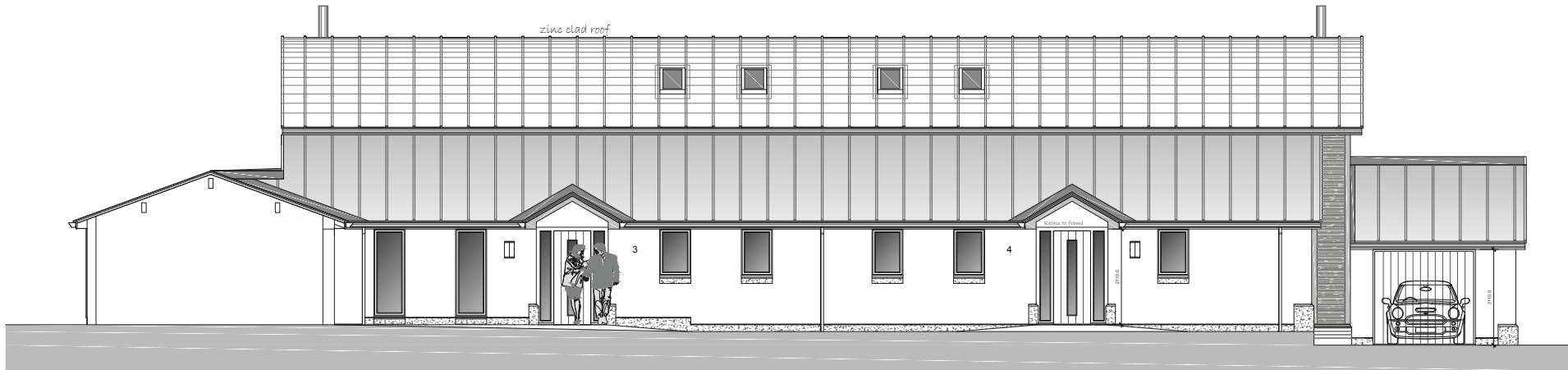


For Sale – Residential Development

Glebelands, Waverton, Wigton,
Cumbria, CA7 0AD

Edwin
Thompson



south elevation



east elevation

- Full Planning Approval for Conversion of Barns to 4 Dwellings
- Attractive 2 Bedroomed Bungalow
- Desirable Location
- Offers Invited For the Freehold Interest

Ref:

For Sale – Residential Development

Glebelands, Waverton, Wigton, Cumbria, CA7 0AD

LOCATION

This rare development opportunity is situated on the outskirts of the village of Waverton and the town of Wigton. Wigton lies just outside the Lake District in the borough of Allerdale and provides a range of local amenities including both an infant and secondary school. The town centre accommodates a range of shops and pubs. The site benefits from open views over the adjoining countryside.

THE OPPORTUNITY

The site comprises of a well presented 2 bedroomed bungalow and range of farm buildings which benefit from planning approval for the conversion to form, four residential dwellings. Glebelands briefly comprises of:

Hallway (2.11m x 8.7m)

Living Room – with open fire (4.74m x 4.57m)

Dining Room – with open fire (3.79m x 4.58m)

Kitchen – with wall and base units (3.0m x 2.25m)

Utility Room (4.88m x 2.75m)

Double Bedroom (4.10m x 4.42m)

Double Bedroom (4.43m x 3.66m)

Bathroom – with bathroom suite (2.07m x 3.07m)

The bungalow benefits from a sizeable lawn and private drive.

The range of buildings are located behind Glebelands Bungalow and benefits from a separate access points and views over the adjoining countryside. The site has planning approval under Allerdale Borough Council Reference Number FUL/2019/0091 for the conversion of the existing redundant dutch barn and single storey barn into four residential dwellings.

The full set of planning application documents can be obtained from the sole selling agent.

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 and water serve the site. Sewerage will be by way of a private supply. 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 for the property as a whole. An offer for part may be considered. 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

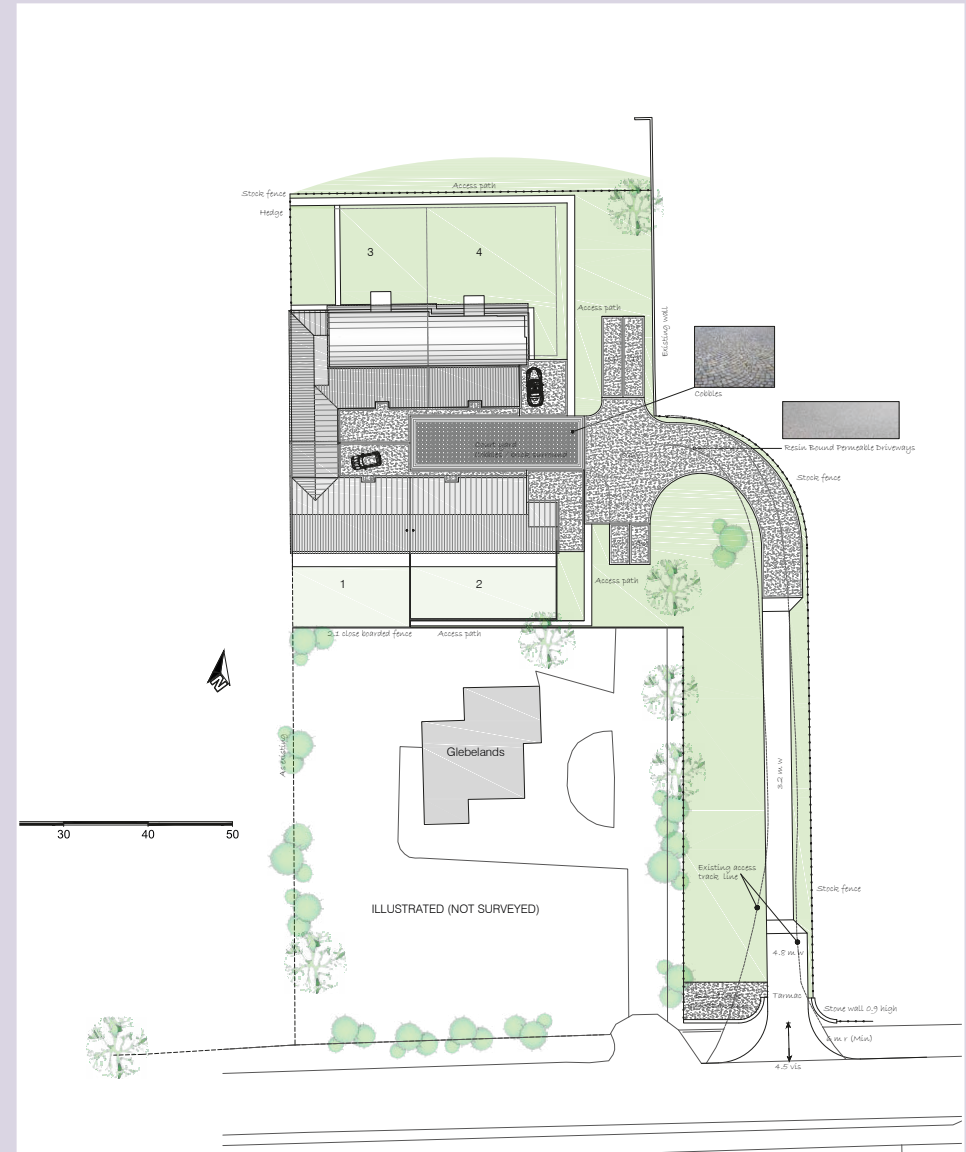
The site is available to view prior appointment ONLY with the Carlisle Office of Edwin Thompson LLP.

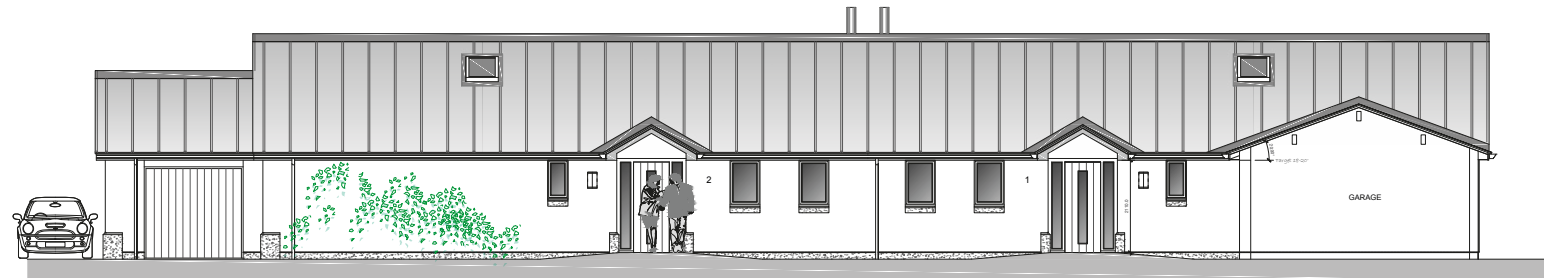
Contact:

Matthew Bell MRICS FAAV – m.bell@edwin-thompson.co.uk

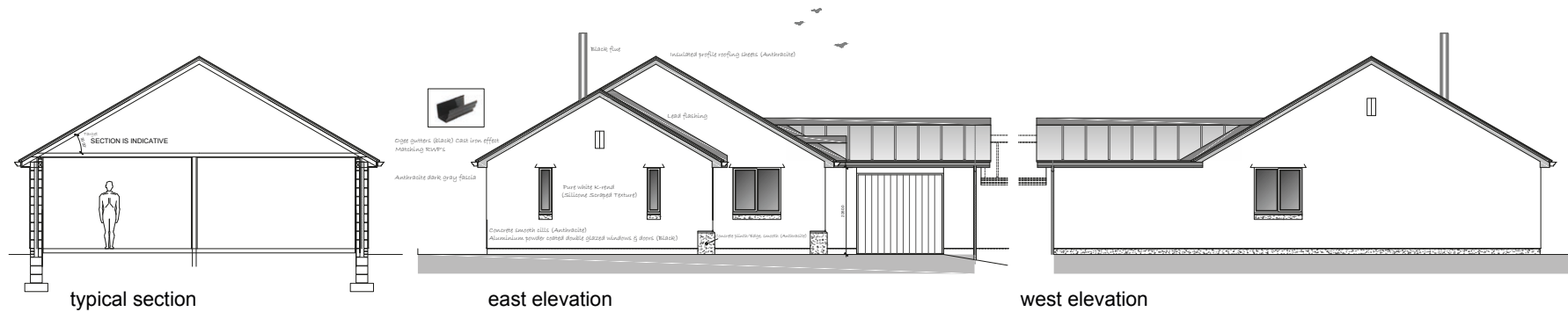
Tel: 01228 548 385

www.edwin-thompson.co.uk





north elevation



typical section

east elevation

west elevation

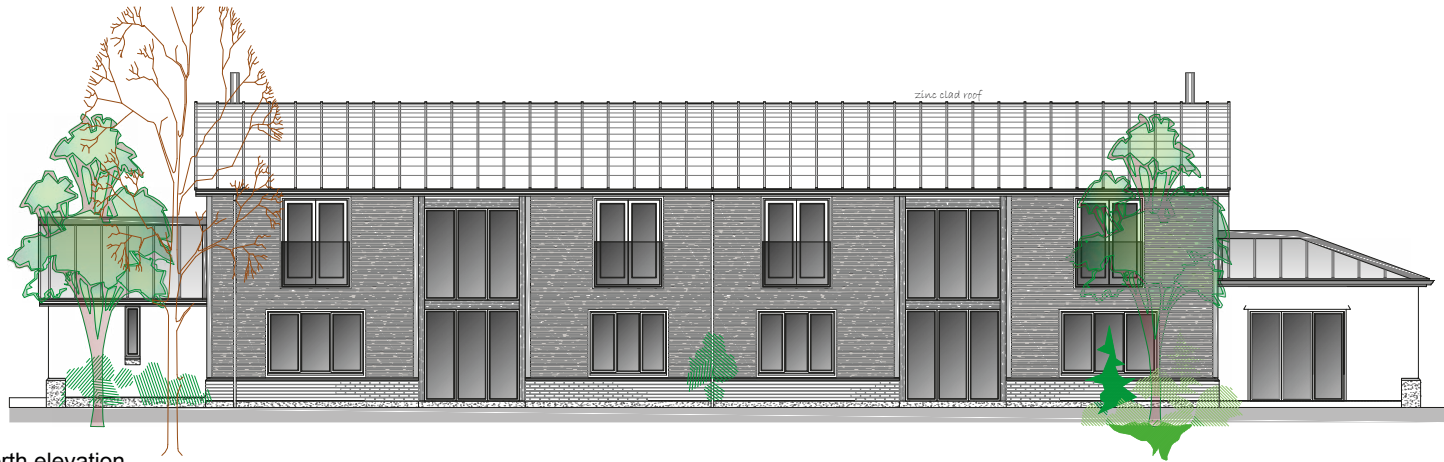


south elevation

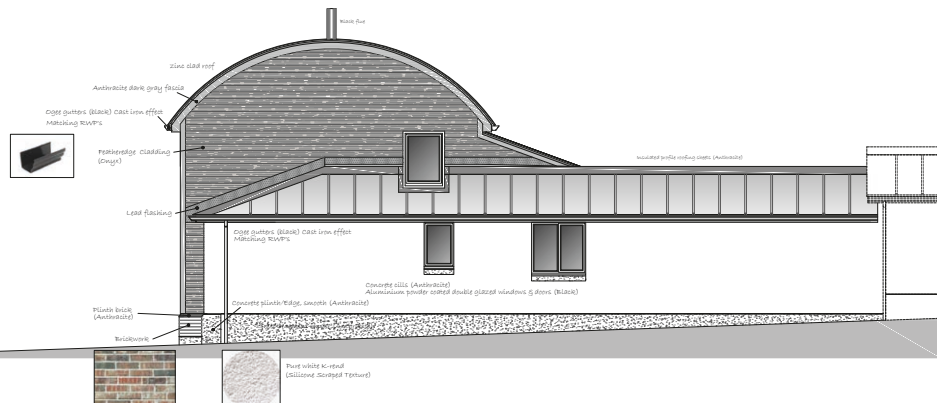
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Edwin
Thompson



north elevation



west elevation

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.

Regulated by RICS



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The mark of
property professionalism

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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.
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 January 2020.