

For Sale – Residential Development Land

Brunstock Lane, Brunstock, Carlisle, CA6 4QG

Edwin
Thompson



- Guide Price: £480,000
- Full Planning Consent For 10 Dwellings
- Desirable Village Location

Ref

For Sale – Residential Development Land

Brunstock Lane, Brunstock, Carlisle, CA6 4QG.

LOCATION

The land is situated in the small hamlet of Brunstock to the North of Carlisle with easy access to the M6, A689 and commuter routes to major cities. Amenities are situated in the nearby village of Houghton which benefits from a regular bus service and primary school. Kingstown is situated approximately 2 miles away with a wealth of amenities and a large industrial estate. The centre of Carlisle is just four miles south.

THE OPPORTUNITY

The property benefits from full planning consent granted in November 2019 for 10 dwellings. The full application is available to view on the Carlisle City Council website under reference 19/0452. A copy of the decision notice and draft S106 agreement are available upon request.

SITE CONDITIONS

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

SERVICES

We are advised that Electric and Water are located within the public road adjoining the site.

The vendor owns the adjacent field to the north should access for services or sewage treatment / surface water treatment be required.

CONDITIONS OF THE PLANNING CONSENT

As part of the S.106 agreement there is a financial contribution in place over the site consisting of an affordable housing payment contribution of £169,428.00 payable in three installments upon occupation of the third, sixth and ninth dwellings.

Within the decision notice, there are several conditions that need to be adhered to. A copy of the decision notice can be found on the Carlisle City Council website using the reference 19/0452 or alternatively in the development committee minutes from the 22nd November 2019.

METHOD OF SALE

The property is offered for sale as a whole by private treaty. Offers should be submitted in writing to Mr Matthew Bell, Edwin Thompson, FIFTEEN Rosehill, Montgomery Way, Carlisle, Cumbria CA1 2RW.

The vendor reserves the right to withdraw / exclude any of the land shown at any time and to generally amend the particulars for sale and method of sale. Therefore, prospective purchasers are advised to register their interest with the selling agents.

WAYLEAVES, EASEMENTS, COVENANTS & RIGHTS OF WAY

The property is sold subject to all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplied and subject to all other rights, obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not referred to in these particulars.

VIEWING

Viewing is permitted at any reasonable time with the possession of these particulars constituting authority to view. Anyone viewing is respectfully asked to ensure that any gates are securely closed on entering and exiting the property.

MONEY LAUNDERING REGULATIONS

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

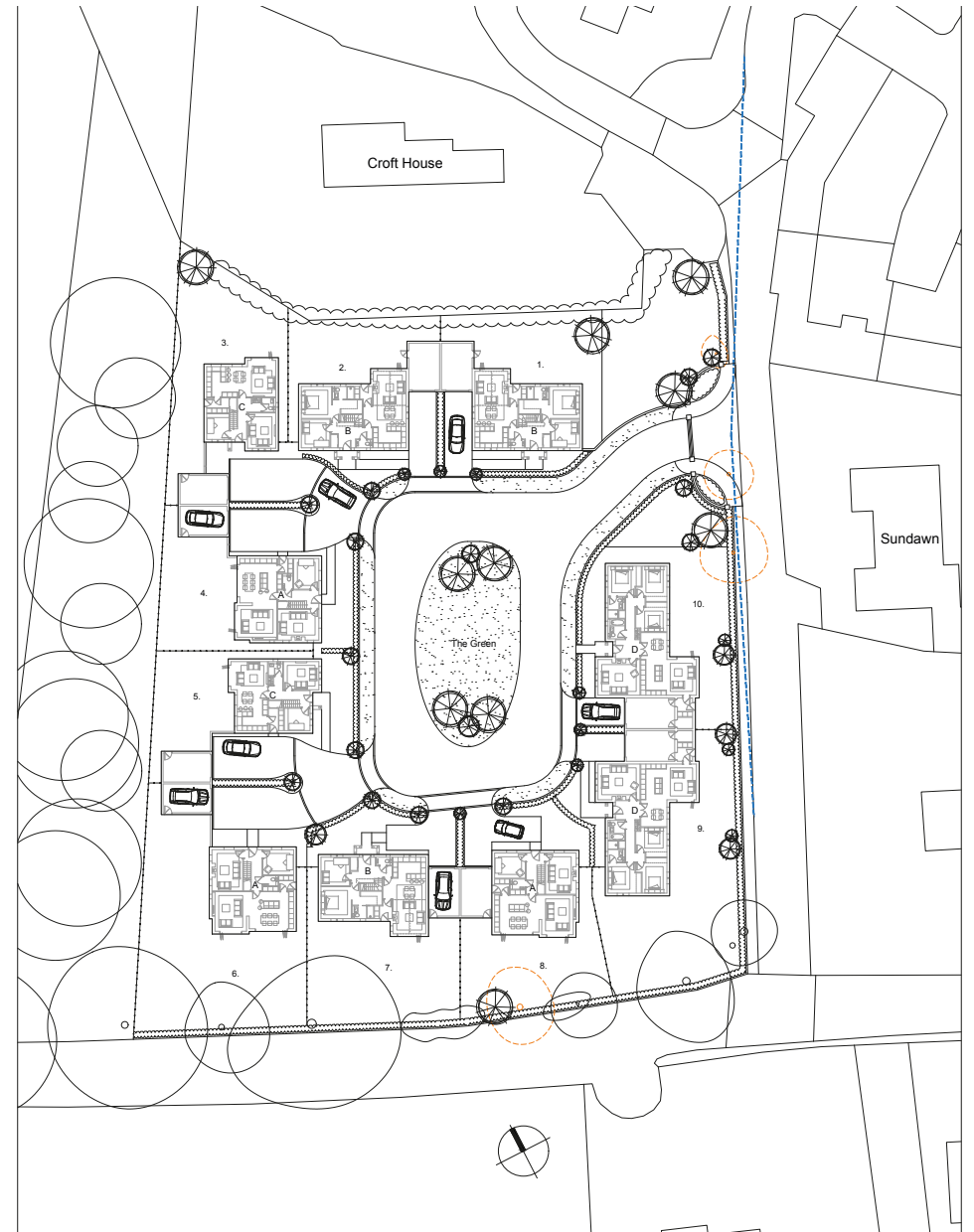
SELLING AGENT

Mr Matthew Bell MRICS FAAV

Edwin Thompson
FIFTEEN Rosehill
Montgomery Way
Carlisle
Cumbria
CA1 2RW

Tel: 01228 548385

Email: m.bell@edwin-thompson.co.uk
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House Elevations



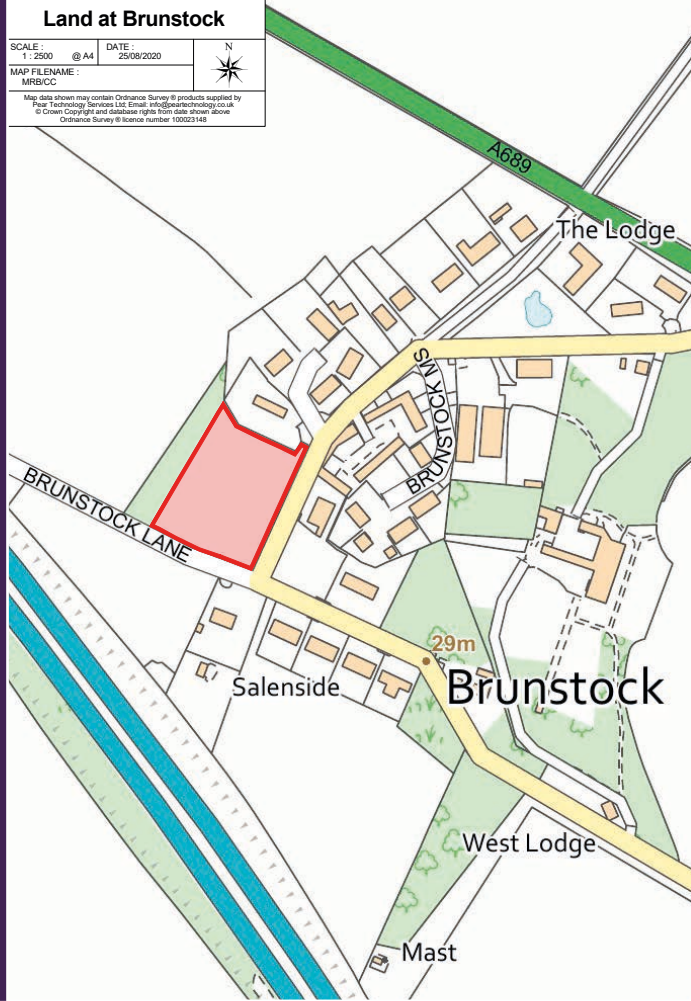
Edwin Thompson

FIFTEEN, Montgomery Way, Rosehill,
 Carlisle, Cumbria, CA1 2RW

Land at Brunstock

SCALE: 1:2500 @ A4 DATE: 25/08/2020
 MAP FILENAME: MRBCC
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Land at Brunstock- Location Plan

SCALE: 1:250000 @ A4 DATE: 25/08/2020
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Berwick upon Tweed
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 Newcastle
 Windermere

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

Regulated by RICS



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

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 September 2020.