

For Sale - Development Land

Land at Kingstown
Carlisle
CA6 4SB

Edwin
Thompson



- Desirable Commercial Location
- Situated on the A689 within a growing industrial hub
- Offers invited for the Freehold Interest

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Location

The site is located on the outskirts of the Kingstown Industrial estate and benefits from having direct road frontage onto the A689.

Kingstown itself is a growing industrial hub being the site of many large and small business sites whilst also benefitting from a large range of amenities. The historic city of Carlisle is located approximately 3 miles to the south.

The property offers direct access onto the A689 which forms the Carlisle Northern Bypass, which provides good access to Junction 44 of the M6 Motorway giving access to Scotland and the south.

The Opportunity

The site comprises of an agricultural field with a redundant building extending to approximately 4.27 hectares (10.56 acres) with road frontage onto the public highway.

The land is situated on the outskirts of the primary employment area identified in the Carlisle local plan and benefits from direct access onto the A689 and subsequently the M6 motorway.

Site Conditions

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

Services

It will be the responsibility of the purchaser to install services.

Proposal

Offers invited for the freehold interest.

Please note that the sellers are not obligated to accept the highest or any offer and are free to amend the details as they require without prior notice.

Legal Costs

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

Money Laundering Regulations

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

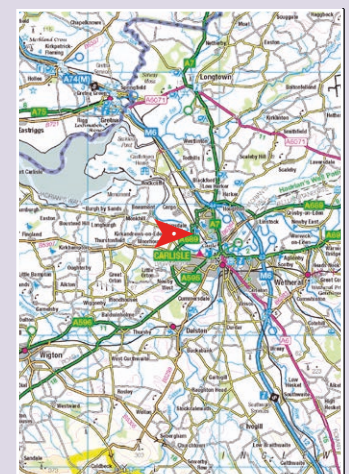
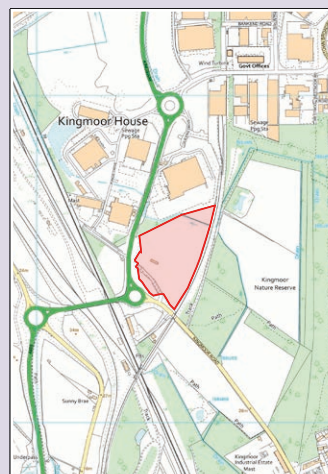
Viewing

The site is available to view strictly by prior appointment with the Carlisle office of Edwin Thompson Property Services Ltd.

Contact:

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Regulated by RICS



Berwick upon Tweed
Carlisle
Galashiels
Kewick
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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