

**For Sale – Traditional Stone Barns with Full Planning Permission for 4 dwellings.**

**Crofton Barns  
Crofton  
Thursby  
CA5 6QB**

**Edwin  
Thompson**



- An exciting development opportunity with the benefit of full planning permission for the conversion of traditional agricultural buildings into 4 dwellings.
- Application number: 2/2015/0441 – Allerdale Borough Council
- Secluded Rural Location

**Offers invited for the Freehold Interest**

**Ref:**

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Edwin  
Thompson



### Location

The site is located on the outskirts of Thursby close to the town of Wigton and benefitting from direct road frontage.

Wigton is situated just a couple of miles away and offers a wealth of amenities including a village shop and post office, pub, guest house and primary school. The city of Carlisle is only 8 miles away offering a wealth of amenities and shopping and benefitting from good transport links to the North of England and Scotland.

The property offers direct access onto the public highway and is less than 1 mile from the A596 offering easy access to West Cumbria, Carlisle and beyond.

### The Opportunity

The site comprises of traditional agricultural buildings with full planning permission for conversion into 4 dwellings. The site benefits from direct road frontage onto West Park Road. The site benefits from full planning permission from Allerdale Borough Council under 2/2015/0441 for the conversion of the barns to create 4 dwellings.

The land is situated on the outskirts of Crofton and only a short distance from Wigton. The site benefits from being in a rural location. The site is accessible directly from the public highway and with proposed new access being in the planning consent. The site provides an excellent residential development opportunity with full planning permission which can be viewed on the Allerdale Borough Council website.

### Site Conditions

The purchaser(s) will be responsible for any necessary assessment of ground conditions 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

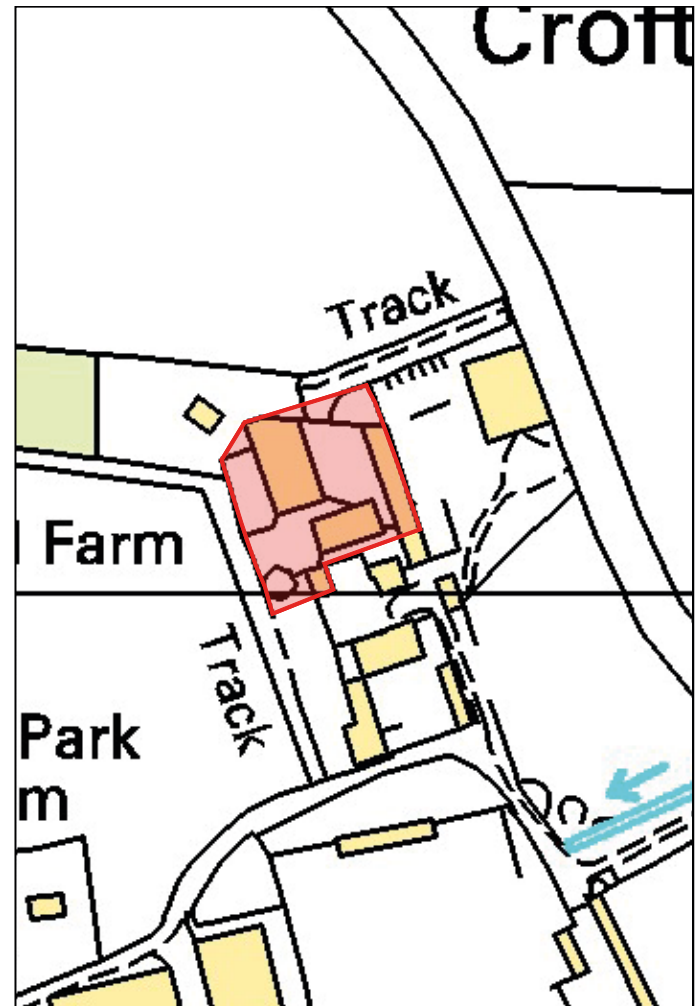
The successful purchaser(s) should be aware that they will have to provide us with documents in relation to the Money Laundering Regulations. Further details are available upon request.

### 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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Tel: 01228 548385



Regulated by RICS



Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle  
Windermere

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Registered office: 28 St John's Street,  
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