



## Stampery House, , Burnfoot, CA7 9HN

- 0.4 Acre Building Plot
- Proposed Housing Development
- Exciting Opportunity
- Walking Distance From Wigton Market Town
- Outline Planning Permission Approved
- Access To Mains Services

**Guide Price £100,000**



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## DESCRIPTION

Potential development opportunity with approved outline planning permission! This exciting purchase is for a proposed housing development for up to three properties! The land area is 0.4 acres and is situated walking distance from Wigton Town Centre! This established market town offers brilliant amenities and opportunity, along with providing easy access routes to Carlisle and to the West Coast! We have been advised that there is mains sewage within the site, along with water, gas and electric however; capacity would need to be checked by any potential developer! Viewings are strictly by agent!





## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [centralhub@hunters.com](mailto:centralhub@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

