



, Littlefield, Hethersgill, CA6 6HX

- Development Opportunity
- Consent for Demolition of Existing Barn
- Peaceful Rural Location
- Outline Planning for Two Detached Dwellings
- Large Plot - Existing Barn is 300 Square Metres
- Plot has Easy Access

Guide Price £100,000



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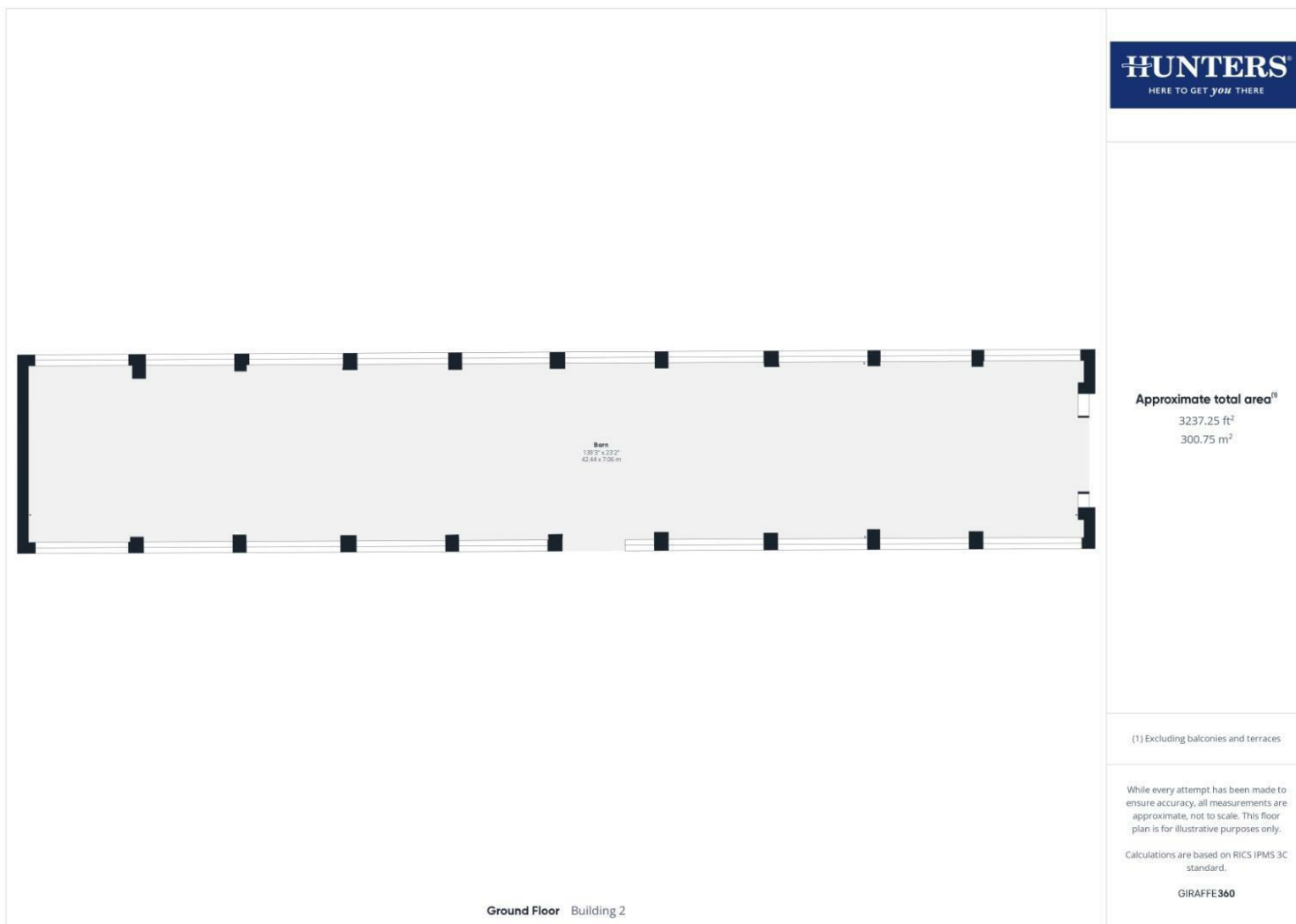
DESCRIPTION

An exciting build opportunity for two detached properties on a sizeable plot in the peaceful hamlet of Littlefield near Hethersgill. The plot is currently the site of a large agricultural barn (300 square metres), and the consent allows for the demolition of the building, allowing for a simple ground up build of the new dwellings. The approved application can be viewed on the Cumberland Council Planning website with reference number 22/0789.

The location is idyllic, alongside a quiet rural lane and sitting next to a row of previously converted barns. Establishing access to the site is simple and there is plenty of external space to create vehicular access and garden spaces. To the rear you have open elevated views across beautiful countryside.

What3Words App and enter - ///tilts.liver.yard





Viewings

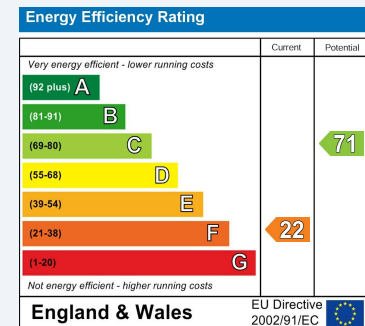
Please contact centralhub@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.

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