

Hotchberry Brow Development Site

Eaglesfield, Cockermouth CA13 0RY





Guide Price 400,000

www.mitchellslandagency.co.uk

t: 01900 822016

e: info@mitchellslandagency.co.uk



NORTH ELEVATION



LOCATION PLAN
Scale 1:1250



- Shared access road - Tarmac finish
- Driveways - Permeable block paving
- Marshalls Priora colour brindle
- Existing levels
- Proposed Levels **PL 1/18.85**
- Front boundary division fence 0.6 timber knee rail
- Rear fence 1.2m stock proof fence with mixed hedge planting

SITE PLAN
Scale 1:1200



Scale -

PLANNING APPROVED PLAN

Client -

Mr J Robinson

Project -

Proposed New Housing, Eaglesfield
Location / Postcode / what3words
Land to East of Cragside, Eaglesfield
yachting.nursery.co.uk/ea

Drawing Title - Site Plan

| | | |
|-------------------|---------------|-----------|
| JOB No - 1086 | Draw No - 100 | Rev - |
| DATE: 17 Nov 2021 | SCALE: 1:200 | Paper: A1 |

HA RIBA Chartered ARCHITECTS

GREEN SWALLOW

www.green-swallow.co.uk
 01-07970 94 41 46
 Registered Office: Green Swallow North Limited,
 Swallow Barn, Bradstone, Cradock, CA13 1JQ

ALL DIMENSIONS TO BE CHECKED ON SITE
 HOUND ORIGINATING TO BE GIVEN IN PREFERENCE
 TO SCALED DIMENSIONS

DESCRIPTION

Hotchberry Brow is a beautifully positioned development site on the edge of the village of Eaglesfield near to Cockermouth. As well as the idyllic rural position the site has excellent links on to the A66 which connects it to the rest of Cumbria. The site benefits from having the Lake District Fells on its doorstep in a very sought-after area.

The site has planning permission granted for four properties under the planning ref 2/2017/0492 with Allerdale Borough Council. The vendor will be retaining Plot 4 as a condition of the sale the purchaser will be required to provide mains services to the boundary of this plot and erect a stock proof fence along the access road and Eastern boundary of Plot 3.

METHOD OF SALE

The property is offered for sale by Private Treaty in a single lot. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING

Strictly by arrangement with the Sole Agents:
Mitchells land Agency, Lakeland Livestock Centre, Cockermouth, Cumbria,
CA13 0QQ.
Tel: 01900 822016. Email: info@mitchellslandagency.co.uk

SERVICES

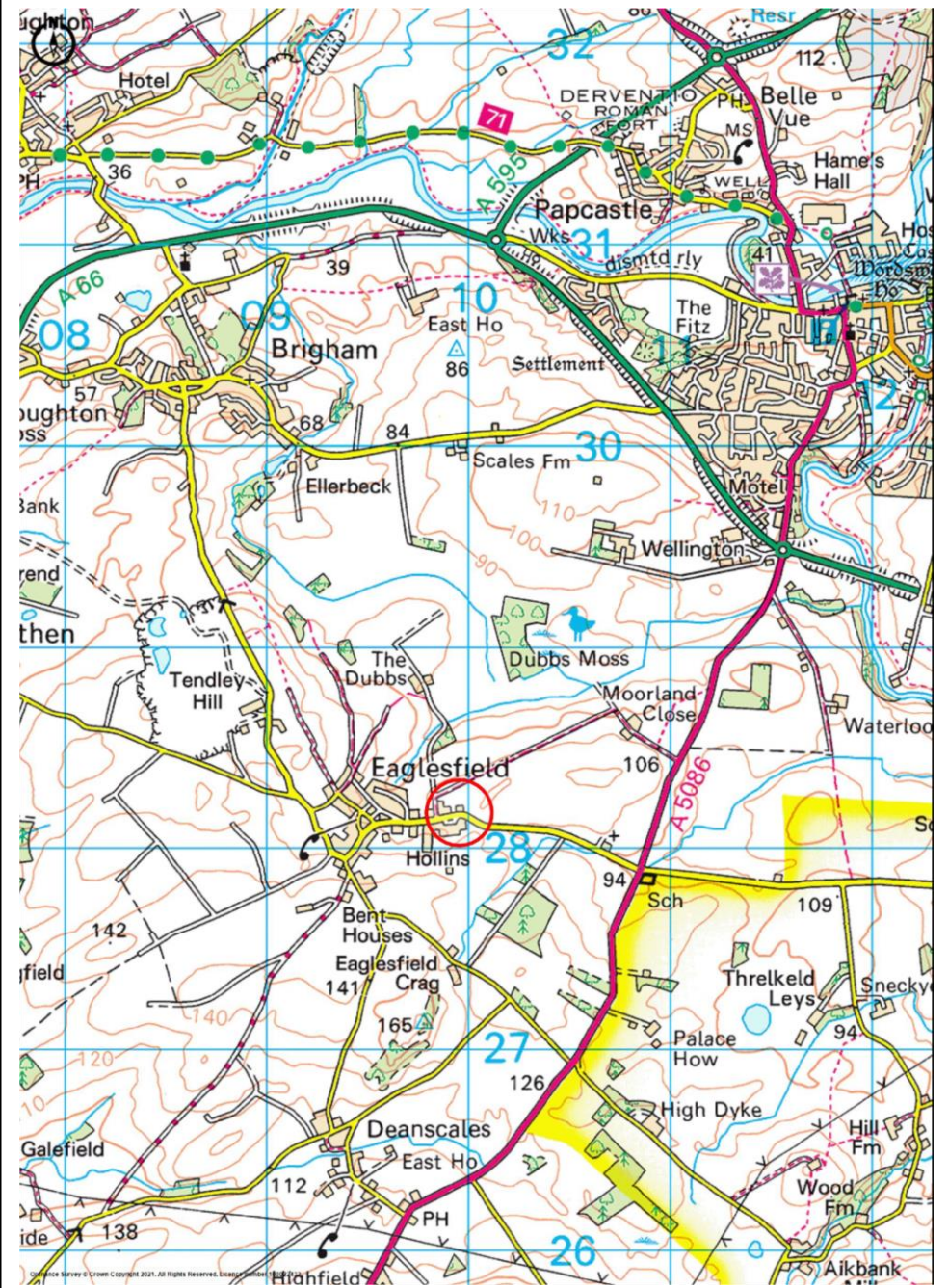
Services are thought to be close by.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

DATE OF PREPARATION November 2021

Location



IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken November 2021.
2. Plans are not to scale, are for guidance only and do not form part of a contract.
3. Services and appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent.
5. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; *Promap* mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error.
6. Only those items referred to in the text of these particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable or being entered into by the Vendor's solicitor.
8. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness.
9. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.

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