

# 0.13 acres (0.52ha) Development Land

Ennerdale Road, Cleator Moor CA25 5LS

**Mitchells** SINCE 1873  
LAND & PROPERTY

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*Guide Price £95,000*

[www.mitchellslandagency.co.uk](http://www.mitchellslandagency.co.uk)

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**Location:**

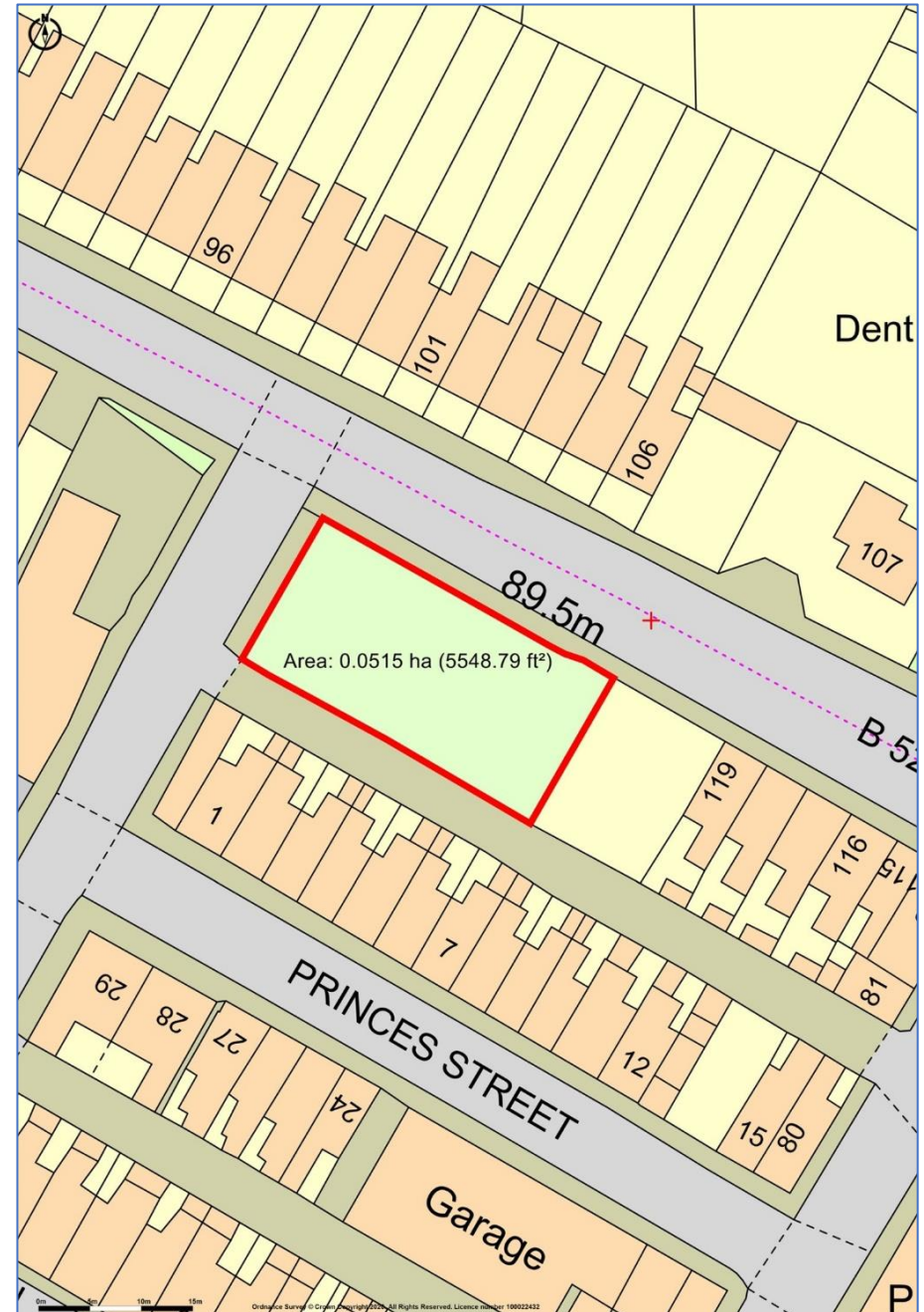
The site is located on Ennerdale Road 100m from the A5086 junction at Wath Brow and on the corner of Towerson Street, Cleator Moor.

**Description**

The New Clinic has been demolished and cleared by the current owner, leaving a development area extending to approximately 515m<sup>2</sup>.

**Planning:**

Planning permission has been granted for Seven 2-bedroom terraced houses. The planning reference number is 4/21/2278/0F1 and was granted on 20<sup>th</sup> August 2021. Further information can be obtained from the agent or Copeland Council.



## 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

The land can be viewed at any reasonable time once registered with the agents: Mitchells Land Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ. Tel: 01900 822016. Email: [info@mitchellslandagency.co.uk](mailto:info@mitchellslandagency.co.uk)

## TENURE AND TITLE

The property is offered for sale freehold with vacant possession being given on completion. The property is sold subject to all existing burdens (covenants, wayleaves, right of way, easements, quasi easements, Rights of access, ancient monuments etc) whether the public or private and whether constituted in the title deeds or not. The purchasers will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors solicitors in order to do so.

## SERVICES

Mains water, Electricity and drainage supplies are located close to the site.

## MINES & MINERAL RIGHTS

The mines and minerals together with the ancillary powers of working are excepted.

## INGOINGS AND OUTGOINGS

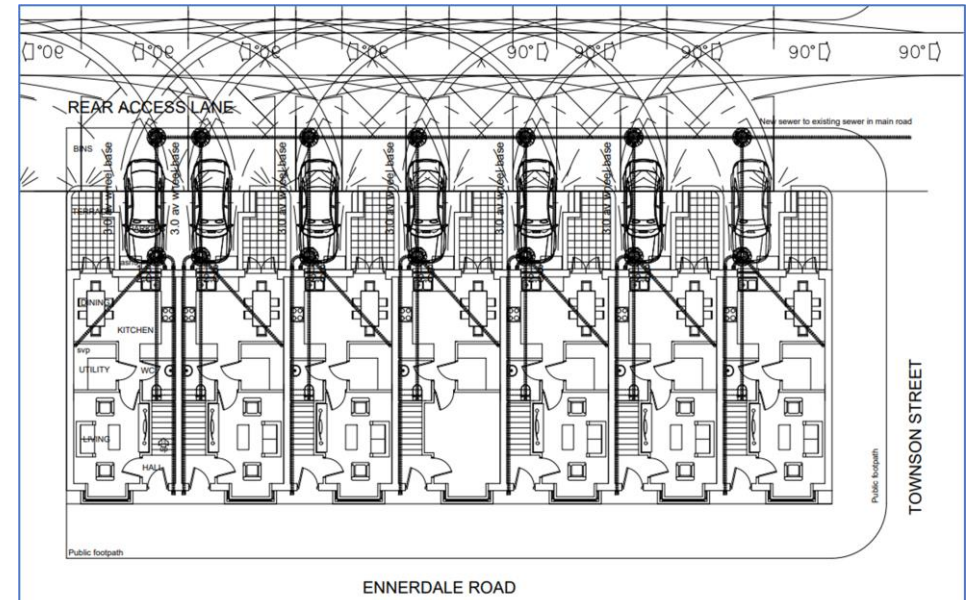
There are no ingoing or outgoing claims.

## VALUED ADDED TAX (VAT)

VAT will not be charged on the sale

**DATE OF PREPARATION** August 2021

## Plans



## **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 May 2020.
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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