



Town Head Farm Development

Nethertown, Egremont CA22 2UH

Mitchells SINCE 1873
LAND & PROPERTY



Guide Price £240,000

www.mitchellslandagency.co.uk

t: 01900 822016

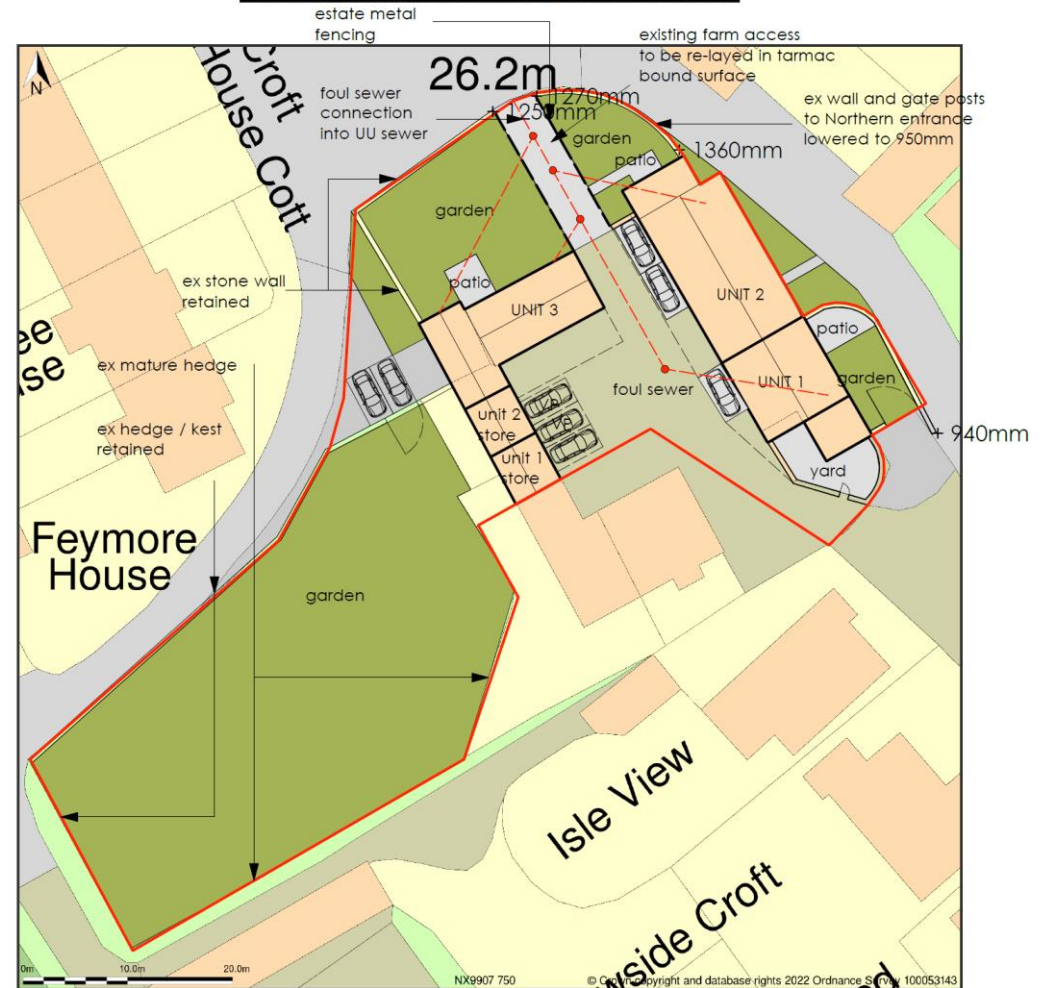
e: info@mitchellslandagency.co.uk

Town Head Farm Development is an excellently positioned site with full planning permission granted (number 4/22/2441/0F1) for the conversion of the existing barns into 3 dwellings. Located within walking distance of the sea and situated close to the Lake District National Park this really is an excellent opportunity!



AS PROPOSED BLOCK PLAN Rev C 17/11/22

Townhead Farm, Nethertown, Cumbria, CA22 2UH

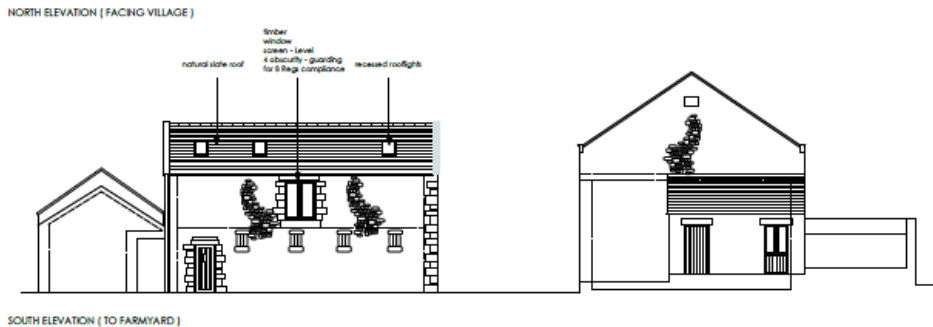
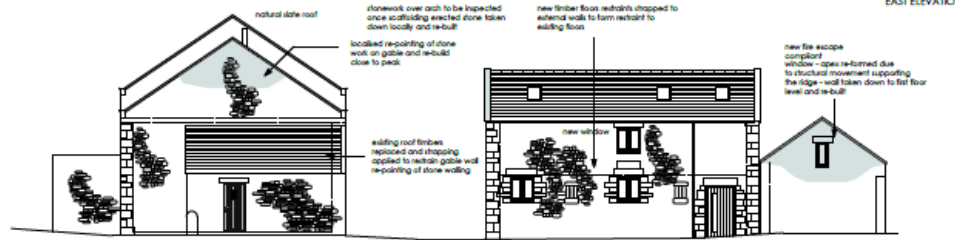


WORKS SUBJECT TO RECOMMENDATIONS
IN TWEDDELL & SLATER STRUCTURAL
ASSESSMENT dated 17/08/20



GENERAL NOTES: All stonework joints to be raked out and re-point in lime mortar - repairs to be completed where necessary and any bricks / concrete to be removed from walls and replaced with new stonework.

All gutters and down pipes to be taken down and overhauled unless these can be salvaged - cost replacement where necessary



Rev: D - 09/08/20 - extent of local re-building of walls shown coloured on plan to align with recommendations from Structural Report

Issue -

FOR PLANNING

Client -

Mr P Baldofo

Project -

Proposed Barn Conversions

Location / Postcode / what3words

Townhead, Netherlawn, CA22 2UH

comm:1x7xh3u4ukudy

Drawing Title - Proposed Elevations

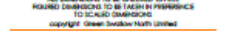
Job No - 1312

DATE: 09 Aug 2021

Scale: 1:100

Rev: D

Sheet: A1



E: green@swallow-architects.com
M: 0770 94 41 84
Registered Office: Green Swallow North Limited,
The Old Barn, Broomfield, Cumbria, CA13 0JF

ALL DIMENSIONS TO BE CHECKED ON SITE
HOLDERS DIMENSIONS TO BE TAKEN IN PRESENCE
TO SEAL AND DIMENSIONS
copyright: Green Swallow North Limited

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 and property, Lakeland Agricultural Centre, Cockermouth, Cumbria, CA13 0QQ.

Tel: 01900 822016. Email: info@mitchellslandagency.co.uk

SERVICES

Electricity, water and the main United Utilities sewer is adjacent in the street and any purchaser should satisfy themselves of the capacity of the local network.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

TENURE

Freehold interest is being offered with vacant possession on completion.

Architect Information

Stuart Woodall RIBA

E : greenswallow@btinternet.com

M : 07970 964184

Chartered Architects

Green Swallow North Limited

Swallow Barn

Blindcrake

Cumbria

CA13 0QP

Location

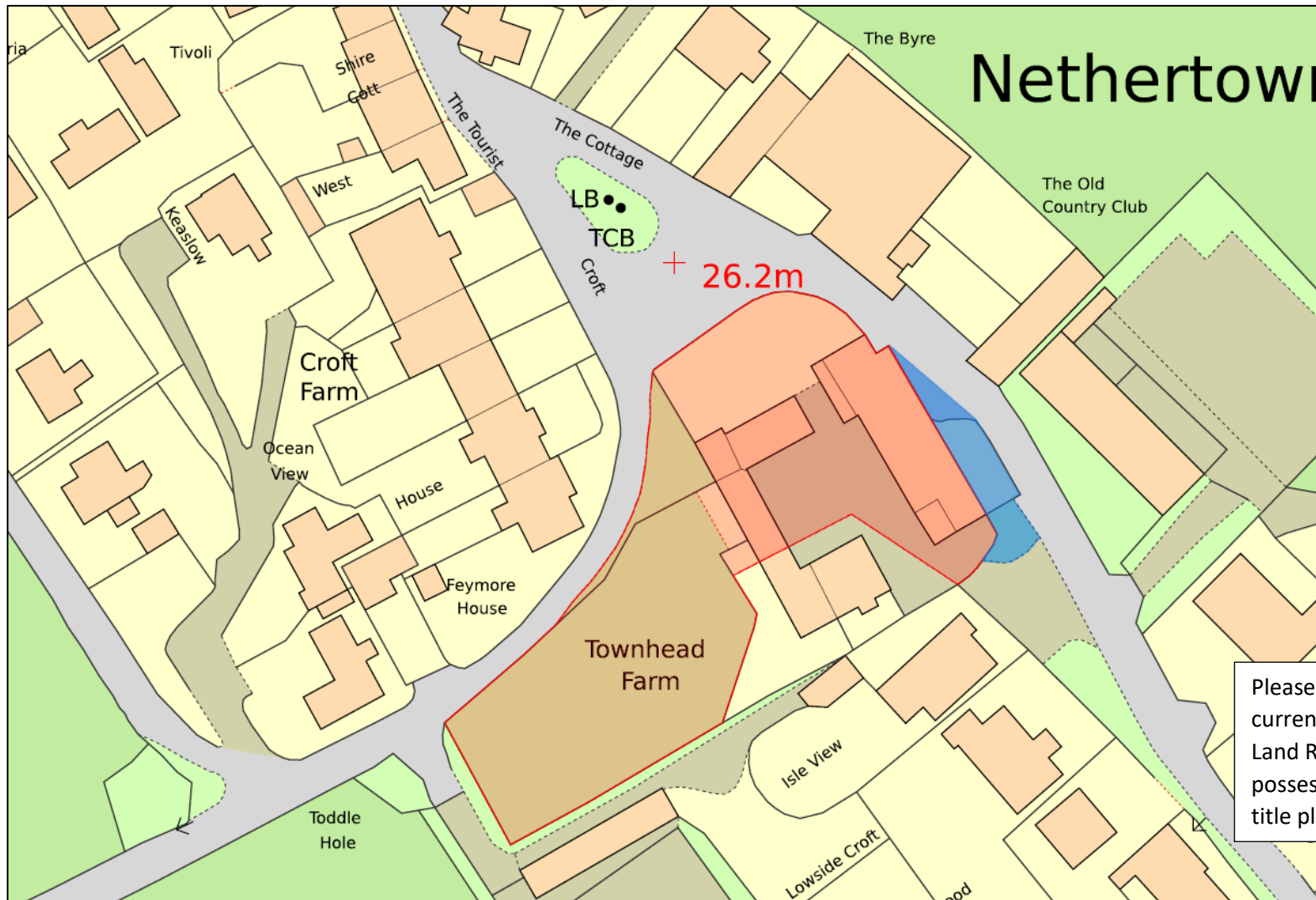
Whitehaven 8 miles | St Bees 3 miles

Carlisle M6 (N) 46 miles | Penrith M6 (S) & mainline trains 48 miles

Lake District National Park 4 miles



Plan



Please note area shaded blue is currently under submission to the Land Registry for adverse possession to be added to this title plan.



Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken March 2023. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. 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. Only those items referred to in the text of these particulars are included. 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 of being entered into by the Vendor's solicitor. 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. 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.