

For Sale by Public Auction
at 2pm on Thursday 25th January 2024
within Fairfield Restaurant, Lakeland Agricultural Centre,
Cockermouth, CA13 0QQ

22 Duke Street
Cleator Moor CA25 5BG

Mitchells SINCE 1873
LAND & PROPERTY

22 Duke Street is a mid terrace property situated on a quiet residential street in the town of Cleator Moor. The property is in need of refurbishment but once completed can be a perfect first home or buy to let property with other properties on the street being let for circa £525pcm.

The property comprises of a well proportioned living room with gas fire and stone surround, kitchen with window overlooking the rear yard and down stairs bathroom housing the gas central heating boiler.

To the first floor are two double bedrooms both of which have built in storage.



METHOD OF SALE,

The property is offered for sale as a whole by Public Auction at 2pm on Thursday 25th January 2024 (unless sold privately beforehand) within the Fairfield Restaurant, Lakeland Agricultural Centre, Cockermouth, CA13 0QQ. **Guide Price £37,000.**

The property will be offered for sale as a whole subject to reaching undisclosed reserve prices. Please take note that any guide price given is not a reserve price. If a reserve price is not met during the auction the highest bidder will have the right to purchase the property at the reserve price after the auction. The Vendor reserves the right to amend the particulars of sale at any time; not to accept any offer received; to withdraw from the sale or to sell privately at any time prior to the auction. Any changes will be made clear at the Public Auction.

DEPOSITS, CONTRACTS AND COMPLETION,

A 10% deposit of the purchase price will be payable on the fall of the Auctioneer's hammer. The contracts of sale are also to be signed on the fall of the Auctioneer's hammer. Copies of the contracts of sale will be available for inspection, by prior appointment only, at the offices of the Solicitor and Agent for two weeks prior to the sale.

The date fixed for completion Thursday 22nd February 2024, or earlier by mutual agreement.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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

The property benefits from mains electricity, gas, water and drainage. The heating is provided by a gas combi boiler. No appliances have been checked.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

Search fees may be chargeable, please refer to the auction legal pack.

COUNCIL TAX

Tax band A with Cumberland Council

TENURE

Freehold interest is being offered with vacant possession on completion.

VENDOR'S SOLICITOR:

Bruce Richardson, Arnison Heelis, 1 At Andrews Place, Penrith CA11
7AW

Tel: 017687 862007

Email br@arnisonheelis.co.uk

MONEY LAUNDERING REGULATIONS

As selling agents we are obliged to carry out customer Due diligence. All prospective purchasers must provide us with proof of identity to be in a position to Bid/Purchase at the auction. Full details available from the agents.

Location

Whitehaven 4 miles

Carlisle M6 (N) 42 miles | Penrith M6 (S) & mainline trains 43 miles

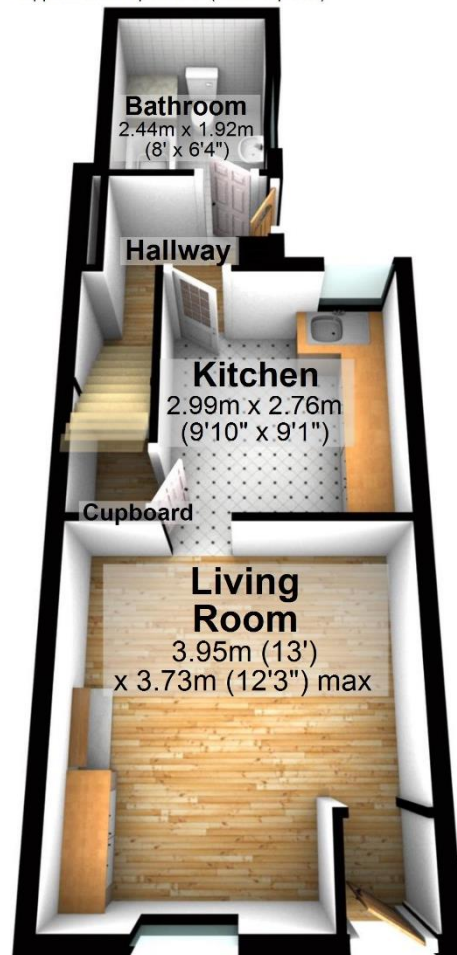
Lake District National Park 1.5 miles



Floor Plan

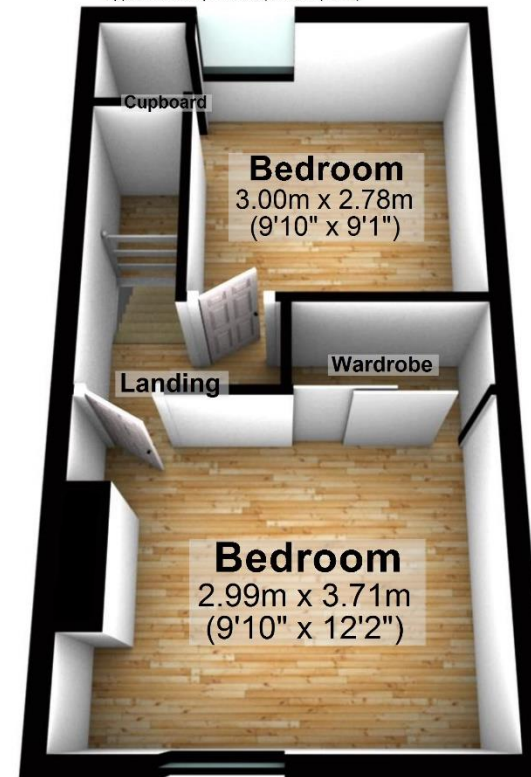
Ground Floor

Approx. 34.2 sq. metres (367.7 sq. feet)



First Floor

Approx. 25.9 sq. metres (278.9 sq. feet)



Total area: approx. 60.1 sq. metres (646.6 sq. feet)



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 July 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.