



# Building Plots

Beckside, Distington CA14 4QY

**Mitchells** SINCE 1873  
LAND & PROPERTY



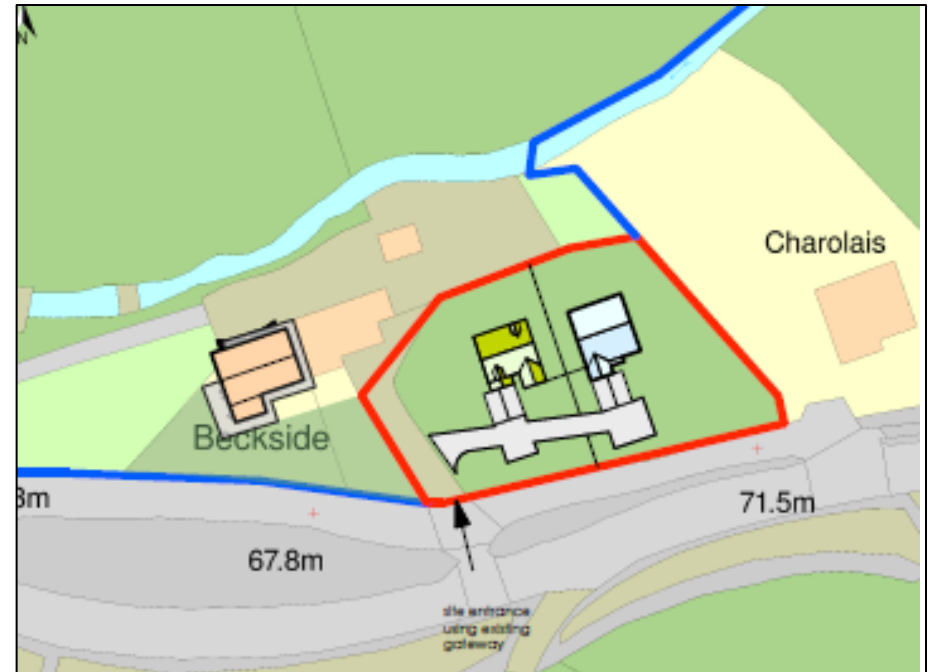
## Development Sites, Beckside, Distington, Workington CA14 4QY

An opportunity to acquire a development site in a prominent position on the outskirts of the village of Distington.

A Large plot with access directly from the highway and fantastic countryside views set in a quiet area of the village which has the local amenities of a School, Church, Takeaways, playpark and shops. The plots are available separately or as one lot. **Guide price £85,000 per plot.**

### Planning

Outline planning permission is granted for proposed residential development of two dwellings with details of proposed access and all other matters reserved at Beckside Farm, Distington CA14 4QY in accordance with the terms of the application, Ref 4/22/2274/001 full details can be obtained by either contacting the agent or downloading from the Cumberland Council Planning portal.



## **METHOD OF SALE**

The property is offered for sale by Private Treaty in two lots or as a whole. 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.

## **GUIDE PRICE**

For sale as a whole, guide price £170,000 or individual sites, guide price £85,000 per site.

## **TENURE**

Freehold. Vacant possession will be given on completion.

## **SERVICES**

The site is situated adjacent to the road, there is electricity supplies nearby. Water will be provided via a borehole. There is availability of mains drainage, an easement will be provided by the vendors.

## **LOCAL AUTHORITY**

Purchasers are advised to make their own enquiries with the Planning Authority:

## **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](mailto:info@mitchellslandagency.co.uk)

## **VALUED ADDED TAX (VAT)**

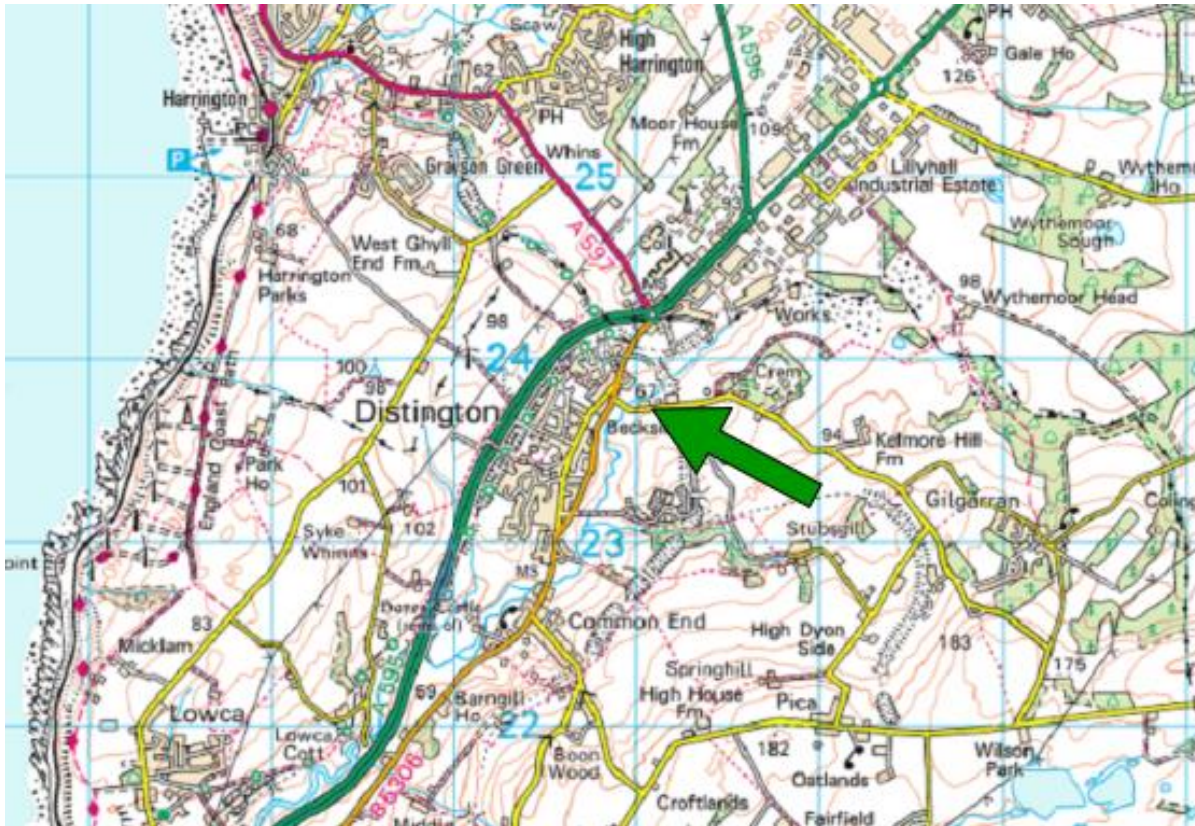
VAT will be charged if applicable.

## **DATE OF PREPARATION**

January 2024



LOCATION:  what3words: demanding.vibe.flag



rightmove 

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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 January 2024. 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.