

No. 1, 2 and 3 Abbey Road
Abbeytown, CA7 4SB



Guide Price £250,000

www.mitchellslandagency.co.uk

t: 01900 822016

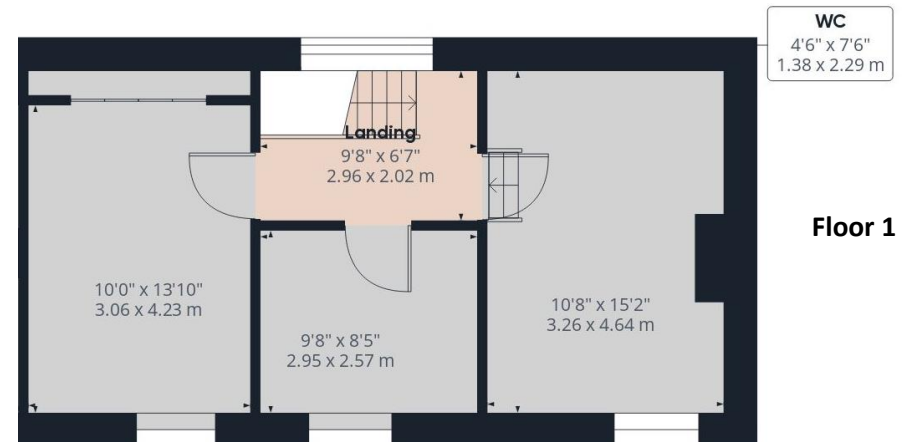
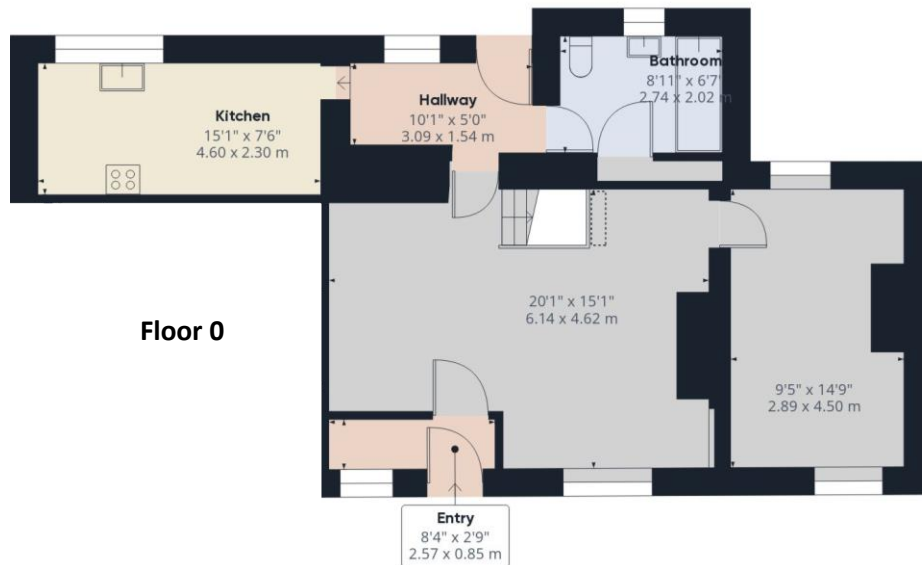
e: info@mitchellsestateagency.co.uk

DESCRIPTION

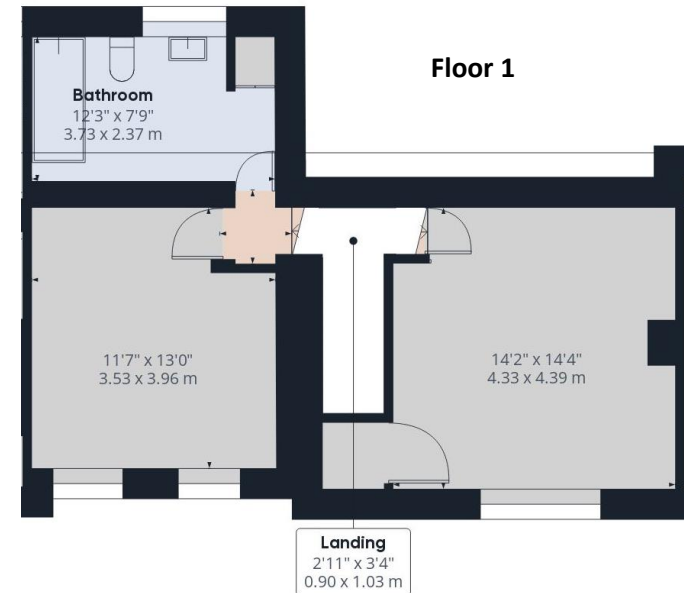
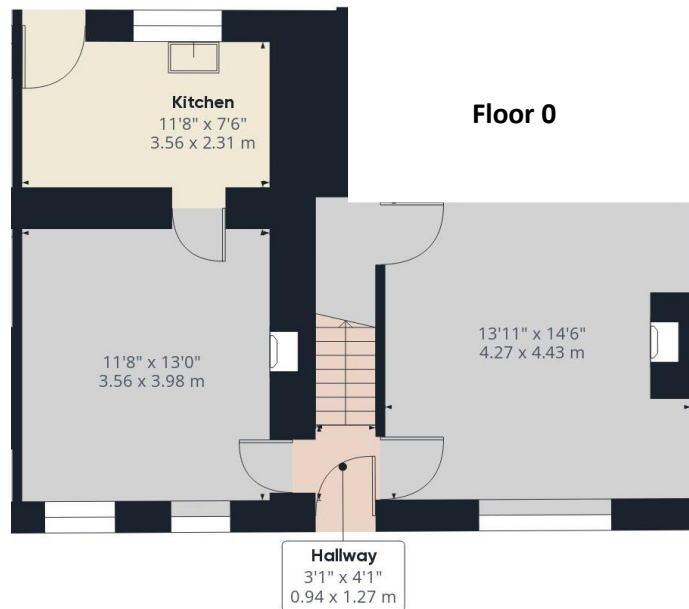
No. 1, 2 and 3 Abbey Road are a well-positioned development opportunity in the heart of Abbeytown. This row of terraced cottages, that require renovation and modernisation, have a ground floor area of 3367.99 ft² (312.0 m²). The site extends in total to 0.348 acres (0.141 ha) and would be ideal for investors looking for a development opportunity. In addition to the properties, there is a plot adjacent to No 1. Abbey Road which has had planning permission previously approved (2/97/0657). The cottages can be sold individually or as a whole lot.



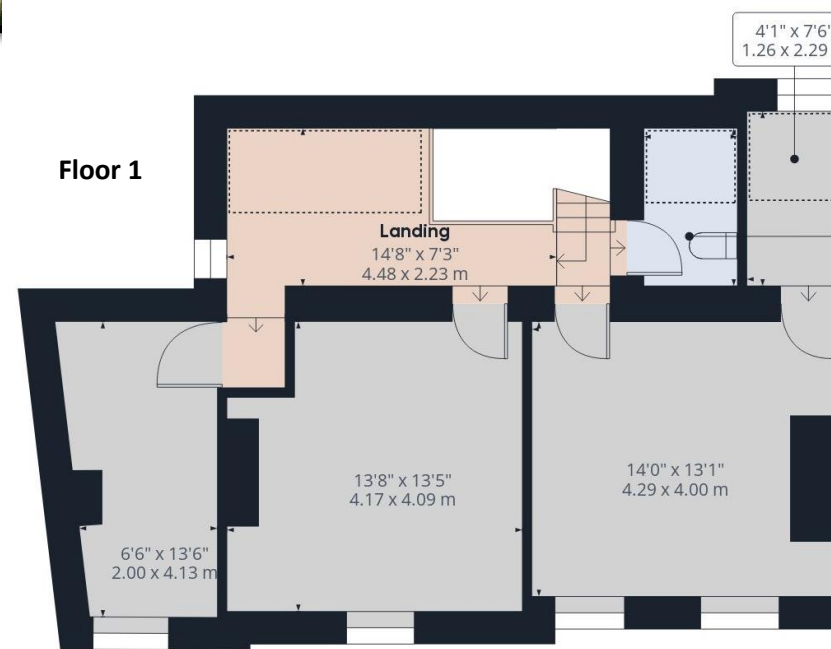
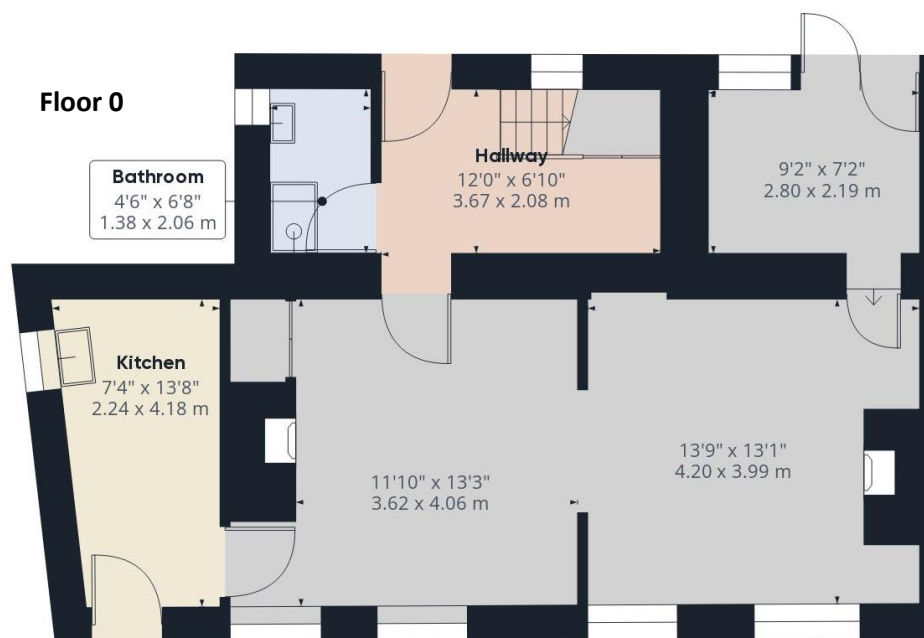
No. 1 Abbey Road ground floor extends to approx. 800 ft² (74m²) and comprises of two reception rooms, kitchen, bathroom, and entry ways to both the front and rear of the property. The first-floor comprises of two good sized bedrooms and a smaller third bedroom.

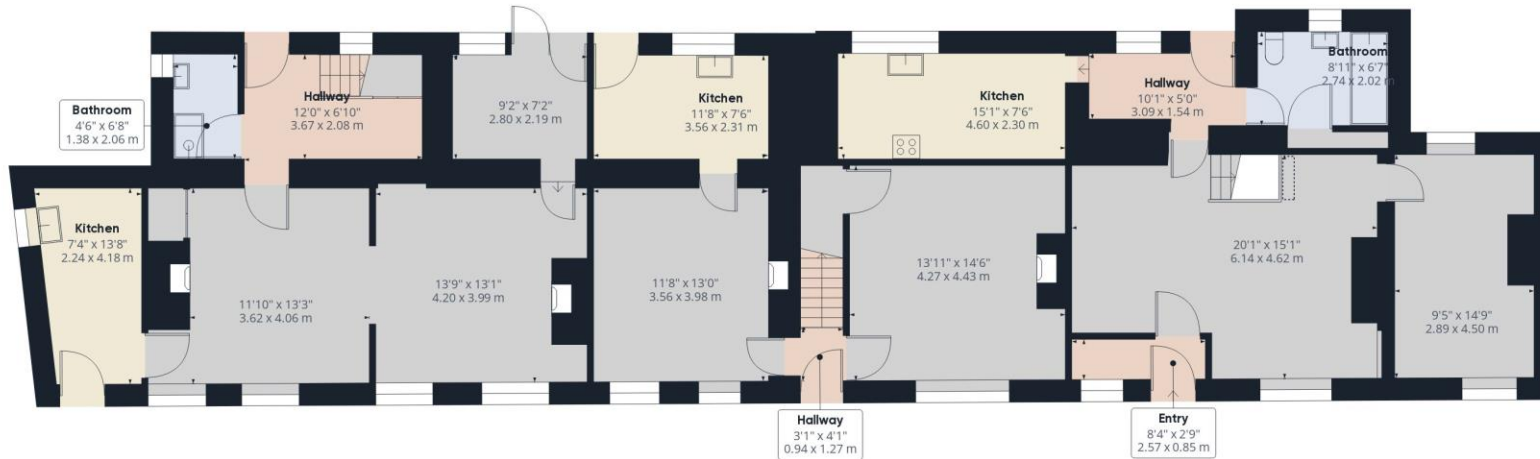


No.2 Abbey Road ground floor extends to approx. 670 ft² (62m²) and comprises of an entry way leading to two reception rooms with a kitchen to the rear of the property. Outside space is accessible from the kitchen. The first-floor comprises of two bedrooms and bathroom.

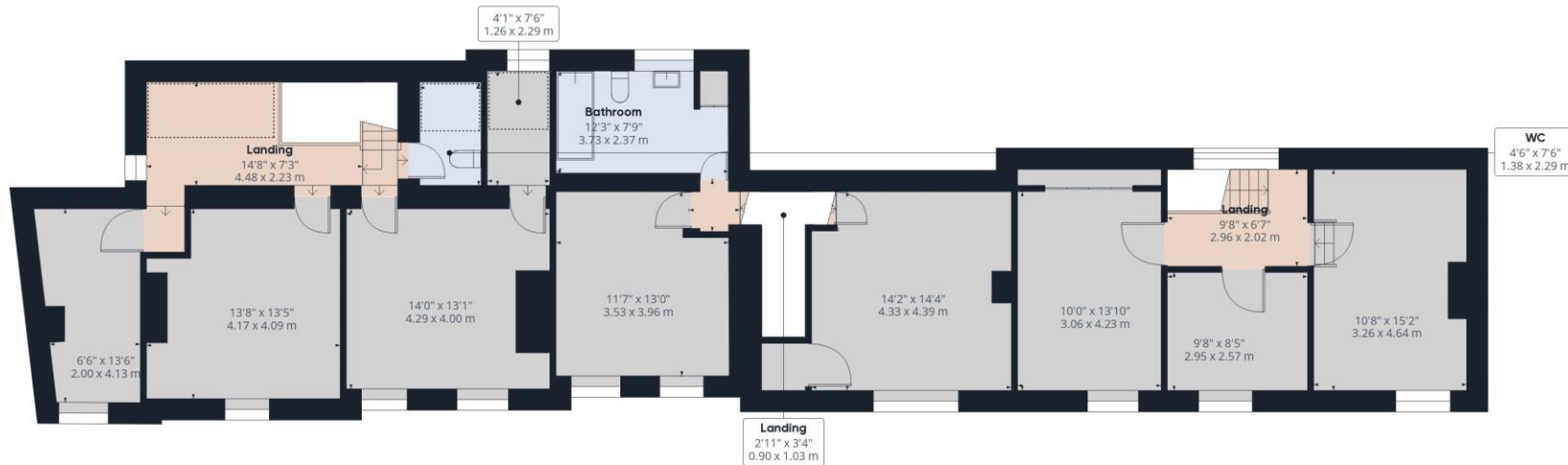


No. 3 Abbey Road ground floor extends to approx. 970 ft² (90m²) and comprises of a hallway, two large reception rooms and smaller reception room with an external door. A bathroom and kitchen, with access to the outside space, can also be found on this floor. The first-floor comprises of two larger bedrooms, a smaller third bedroom and WC.





Floor 0



Floor 1

Approximate total area⁽¹⁾
 3367.99 ft²
 312.9 m²

Reduced headroom
 40.66 ft²
 3.78 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

METHOD OF SALE

The property is offered for sale by Private Treaty as individual cottages 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 PRICES

No. 1 Abbey Road – £50,000

No. 2 Abbey Road – £70,000

No. 3 Abbey Road - £100,000

Plot adjacent to No 1. Abbey Road - £30,000

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

The properties benefit from oil central heating as well as mains electricity, water, and drainage.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

COUNCIL TAX

No. 1 Abbey Road – B

No. 2 Abbey Road – A

No. 3 Abbey Road - B

EPC

No 1. Abbey Road – E

No. 2 Abbey Road – E

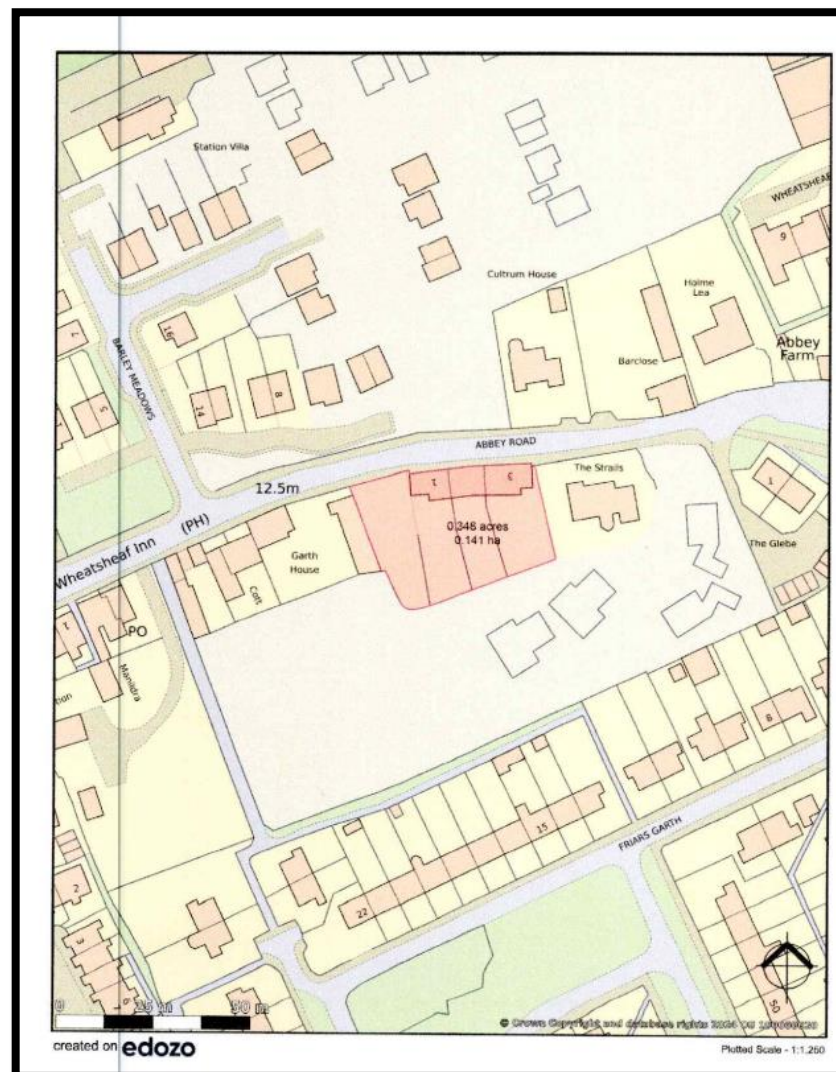
No. 3 Abbey Road – E

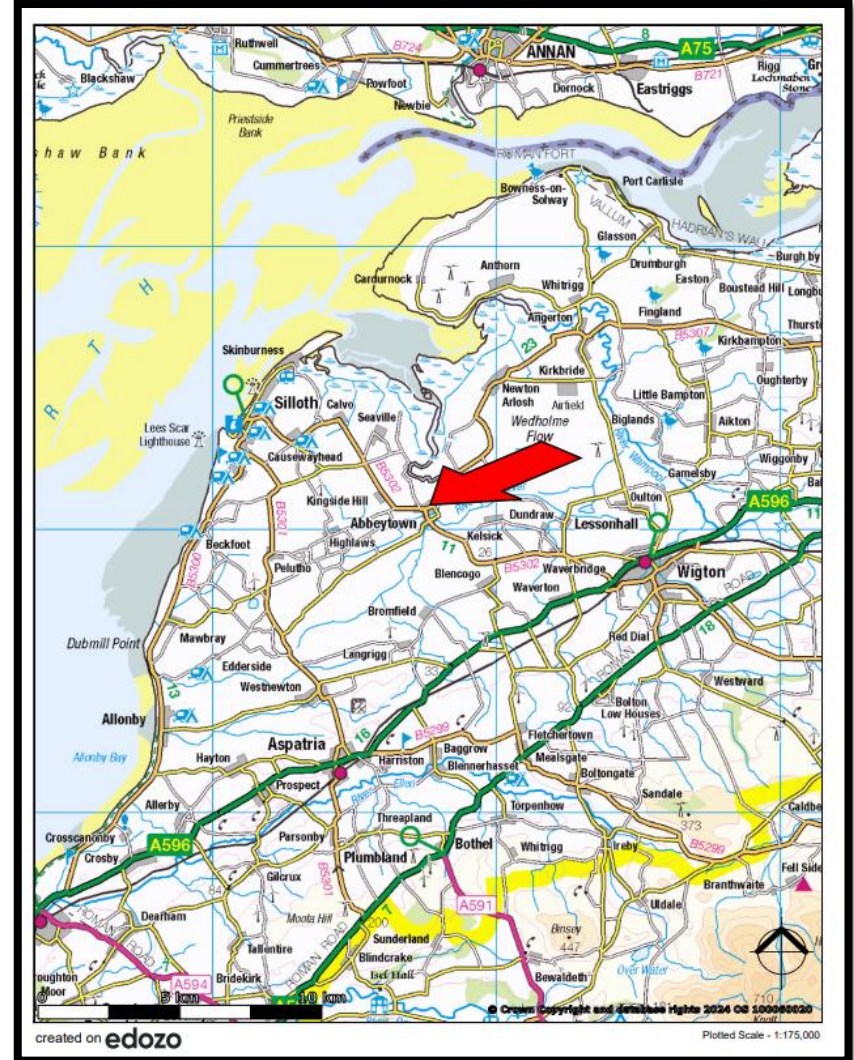
DATE OF PREPARATION

March 2024

LOCATION

Abbeystown stands on the Solway plain midway between Wigton and Silloth, with distant views of the lakeland fells and Skiddaw, as well as the Solway and Scottish hills. The village benefits from a primary school, convenience store and pub, all within walking distance from the properties. The village has great transport links to Carlisle and Silloth.





rightmove

A member of  OnTheMarket

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 February 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.