

## Building Plot, America Field

Ullock, CA14 4TP

*Guide Price £90,000*

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

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## DEVELOPMENT SITE

A rare opportunity to acquire a development site in a prominent position within the village of Ullock. The village is located approximately 5 miles from the town of Cockermouth and sits just outside of the Lake District National Park, within proximity of Buttermere, Crummock Water and Bassenthwaite.

This well-proportioned plot extends to approximately 0.24 acres (0.10 ha)/960 m<sup>2</sup>.

## PLANNING

There is approved planning consent under planning application number 2/1992/0569 for a single detached property featuring a separate kitchen, living room, dining space, study, and downstairs WC, as well as four good sized bedrooms and a family bathroom upstairs. Full details can be obtained by either contacting the agent or downloading from the Cumberland Council Planning portal.



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Hatched area for identification purposes only

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Plotted Scale - 1:1,250

## 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.

## SERVICES

Un-serviced site, however, it is believed that all services will be nearby.

## TENURE AND TITLE

- There is a public footpath along the western boundary of the site

The property has freehold title and vacant possession will be given on completion. The property is sold subject to all existing burdens (covenants, wayleaves, rights of way, easements, quasi- easements, rights of access, ancient monuments, etc.) whether 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.

## 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.

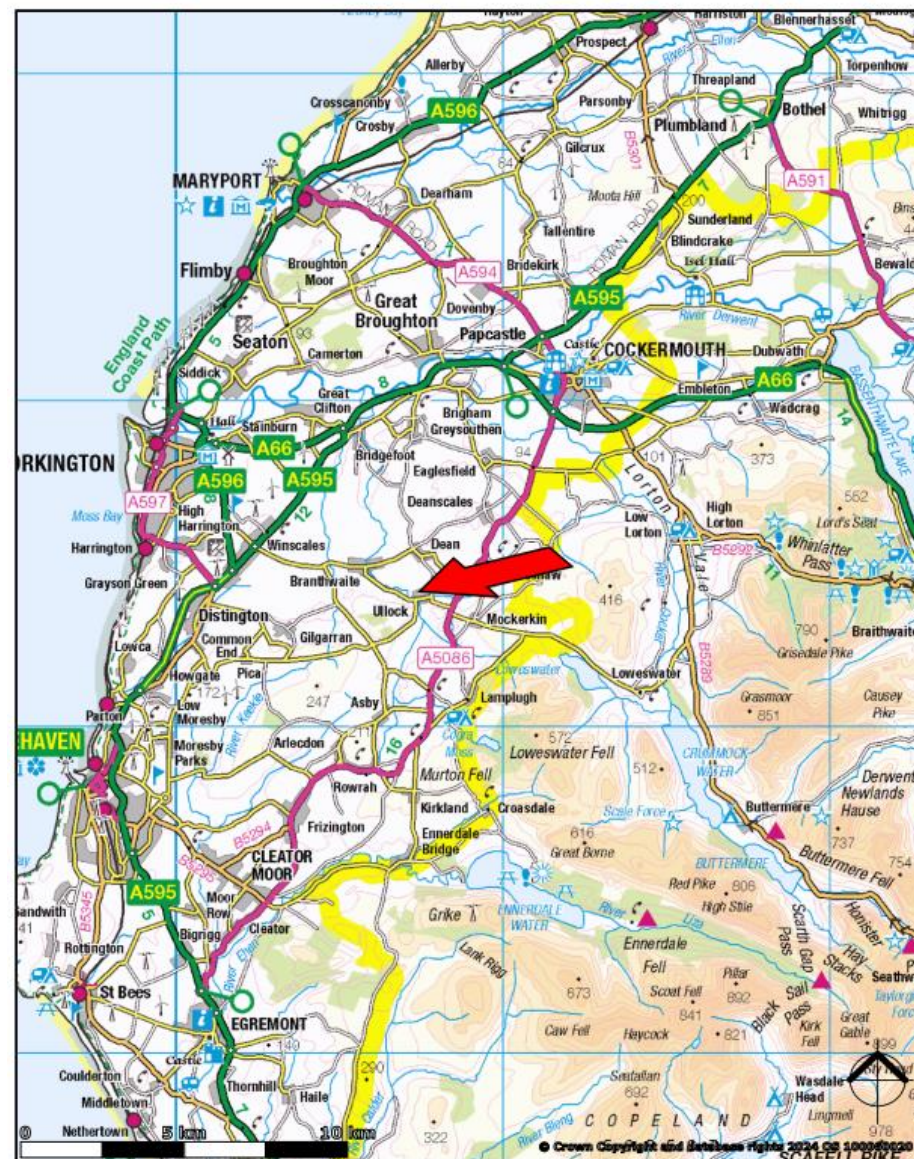
## DATE OF PREPARATION

March 2024

## LOCATION



What3words: [procures.torched.betraying](https://www.what3words.com/procures.torched.betraying)





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 August 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.