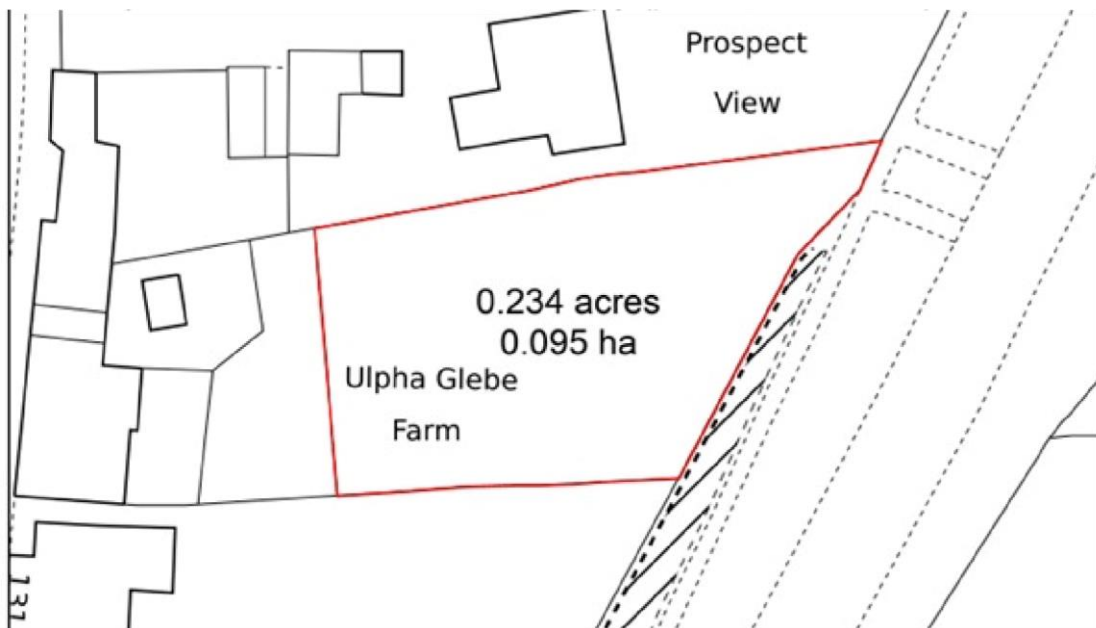




0.23
Acres

0.095
ha



DESCRIPTION

Located in the village of Distington, this 0.234 acres (0.095 ha) plot sits adjacent to Ulpha Glebe Farm on the B5306. The village is 3 miles south of Workington and 4 miles north of Whitehaven and boasts many local amenities. The A595 is within proximity, lending the land to excellent transport links to the rest of West Cumbria and the rest of the county.

The agent has copies of a pre-planning advice, which can also be requested from Cumberland Council using the reference number: **PAA/24/0006**. The pre-application advice was requested for the proposal of two dwellings on the site.

LOCATION



blink.daylight.kitchen

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. An easement has been granted to allow for the instillation of serviced.

TENURE AND TITLE

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.

MINERAL RIGHTS

The mines and minerals together with ancillary powers of working are expected with provision for compensation in the event of damage caused thereby.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

VIEWING

At any reasonable time, on foot, during daylight hours provided a copy of these particulars are to hand, once registered with the agents.

*Mitchells Land and Property, Lakeland Agricultural Centre, Cockermouth,
Cumbria, CA13 0QQ*

Tel: 01900 822 016 **Email:** info@mitchellslandagency.co.uk

