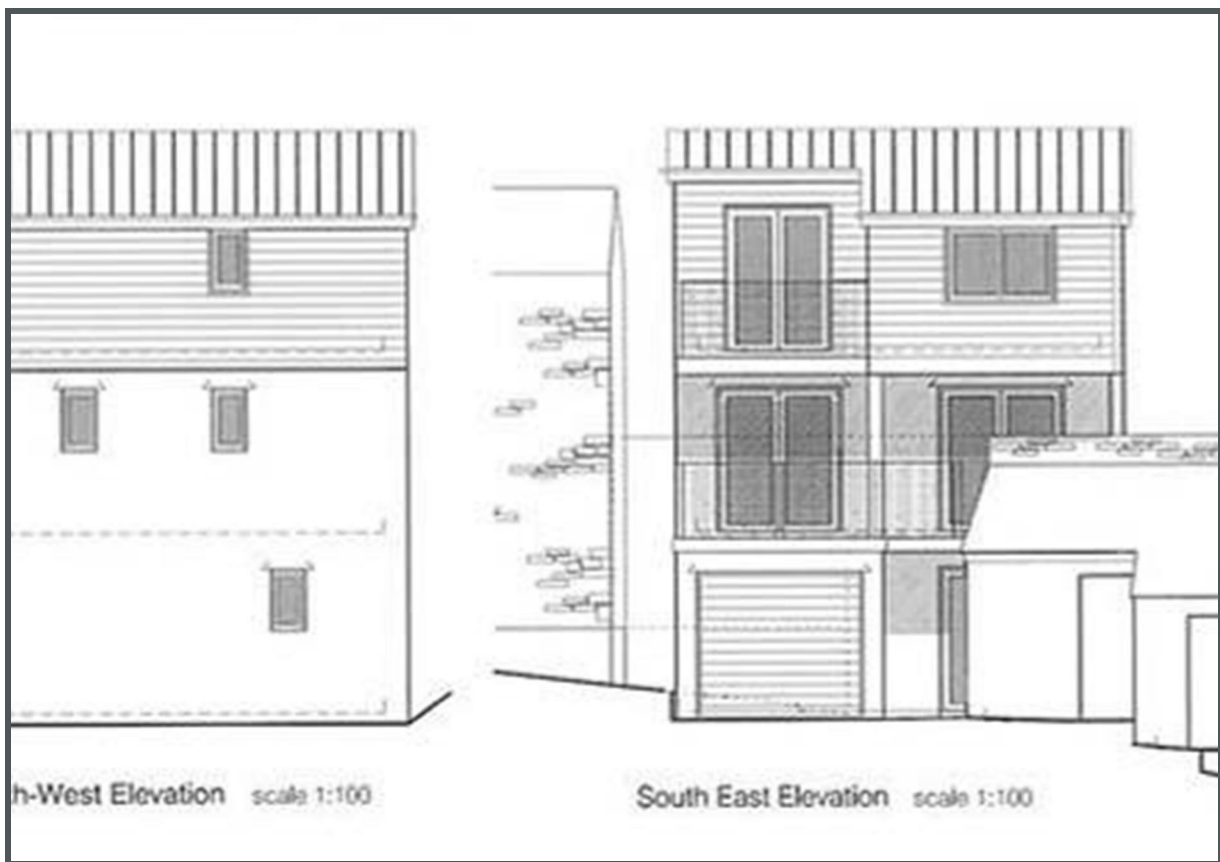


Building Plot, Gloucester Yard, Penrith, Cumbria, CA11 7DU



- **Building Plot with Full Planning Permission for a Three Storey Town House**
- **Central Location in Penrith**
- **Open Plan Living Room and Dining Kitchen**
- **3 Double Bedrooms, a Bathroom and a Shower Room**
- **Planning Application Number 20/0404**
- **Tenure - Freehold. Council Tax Band - To Be Assessed. EPC - N/A**

Asking price £75,000

Hidden away in the centre of Penrith this is a very rare opportunity to buy a modest plot yet with planning permission to build a sizeable three storey house with a garage and accommodation comprising: Hallway, Double Bedroom and WC/Shower Room to the ground floor, a Landing, 2 Double Bedrooms and Bathroom and a Sun Terrace to the first floor and an Open Plan Living Room and Dining Kitchen with a small Balcony to the second floor. There is also an Integral Garage and a small Enclosed Garden.

The design is a modern style with a reversed layout it is planned to use cavity blockwork/timber frame walls with the second floor walls to be finished in cedar and the roof is curved and finished in profile steel sheeting.

Location

Gloucester Yard is in the centre of Penrith, immediately to the rear of the Dockray Hall public house.

Amenities Penrith

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

We understand that water, drainage and electricity are all available within Gloucester Yard. It is the responsibility of the purchaser to identify and arrange for the connection of the services.

Tenure

The property is freehold.

The council tax band will be assessed on completion of the project by the Valuations Office.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Measurements

Please note, the measurements have been taken from the architects drawings and could very well differ from the finished building.

Hallway 13'5" x 6'2" (4.1m x 1.9m)

Stairs lead to the first floor

Bedroom/Study 18'0" x 9'6" (5.5m x 2.9)

WC/Shower Room 9'2" x 9'0" max (2.8m x 2.75m max)

First Floor - Landing 10'4" x 9'6" (3.15m x 2.9m)

Bedroom 2 14'9" x 9'0" (4.5m x 2.75m)

With a door onto the sun terrace.

Bedroom 3 9'10" x 9'2" (3m x 2.8m)

With a door onto the sun terrace.

Bathroom 5'6" x 8'10" (1.7m x 2.7m)

Second Floor - Landing

Open Plan Living Room and Dining Kitchen 25'2" max x 19'0" max (7.69m max x 5.8m max)
With a door onto a balcony.

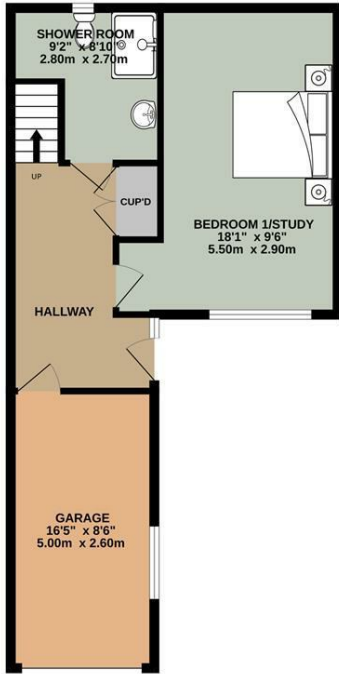
Outside

There is access to a:

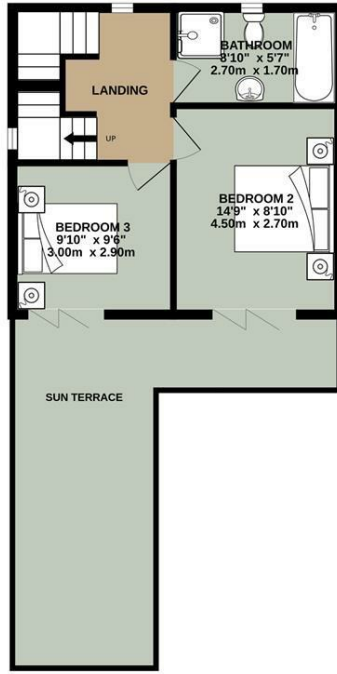
Garage 16'4" x 8'6" (5m x 2.6m)

There is a small enclosed garden area to the side of the garage.

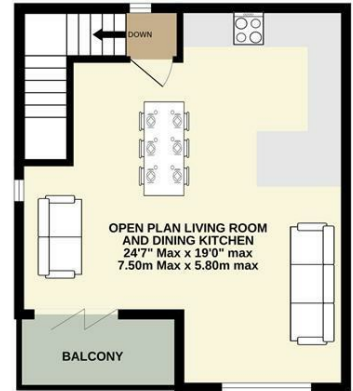
GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



2ND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 1260 sq.ft. (117.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Email - welcome@wilkesgreenhill.co.uk
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9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

T: 01768 867999
F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
Registered Office: 9 + 10 Angel Lane, Penrith

