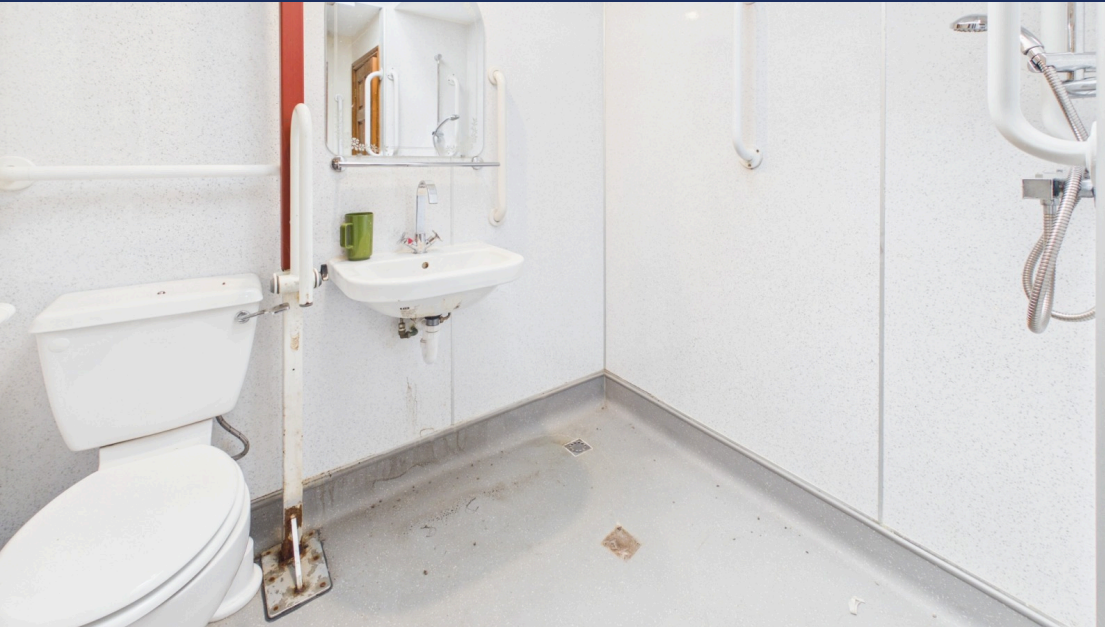




 2  
Bedrooms

 1  
Bathroom





## **FOR SALE BY PUBLIC AUCTION Thursday 25th June**

Available in **Two Separate Lots (Little Nook Lot 1 and 1 to 3 Ratten Row Mews Lot 2)**

An excellent opportunity to acquire a range of residential properties situated within the peaceful rural setting of Ratten Row, near Carlisle. Offering a mixture of owner-occupier, investment and lifestyle potential, the properties comprise a detached bungalow conversion and a terrace with two self-contained flats, together with parking and ancillary accommodation.

**Lot 1** - Little Nook is an attractive semi-detached single-storey barn conversion providing comfortable and easily managed accommodation.

The property briefly comprises: Entrance hallway, Living room, Kitchen, Two bedrooms, Bathroom.

The bungalow benefits from double glazing throughout and is served by mains water and electricity. Heating is provided via storage heaters and drainage is to a private septic tank.

The property offers an ideal opportunity for owner occupation, retirement living, holiday accommodation or investment purposes.

**LOCATION** - Ratten Row enjoys a pleasant and peaceful setting within the Carlisle area of Cumbria, surrounded by attractive countryside whilst remaining conveniently accessible to local amenities, schools, transport links and the wider road network.

Carlisle city centre provides a comprehensive range of shopping, leisure and educational facilities together with mainline rail services and access to the M6 motorway.

**TENURE** - Freehold with vacant possession upon completion unless otherwise stated.

**EPC** - Energy Performance Certificates are available upon request.

**VIEWING** - Strictly by prior appointment with the selling agents. Viewing dates TBC

## **METHOD OF SALE,**

The property is offered for sale in two separate lots and as a whole by Public Auction at 2pm on Thursday 25th June 2026 (unless sold privately beforehand) within the Fairfield Restaurant at The Lakeland Agricultural Centre, Cockermouth (located just off the A66/A5086 roundabout on the outskirts of Cockermouth).

The property will be offered for sale in two and as a whole lots subject to reaching undisclosed reserve prices. Please take note that any guide price given is not a reserve price. If a reserve price is not met during the auction the highest bidder will have the right to purchase the property at the reserve price after the auction. The Vendor reserves the right to amend the particulars of sale at any time; not to accept any offer received; to withdraw from the sale or to sell privately at any time prior to the auction. Any changes will be made clear at the Public Auction.

## **DEPOSITS, CONTRACTS AND COMPLETION,**

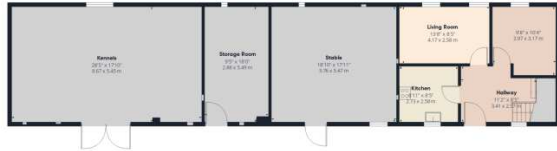
A 10% deposit of the purchase price will be payable on the fall of the Auctioneer's hammer. The contracts of sale are also to be signed on the fall of the Auctioneer's hammer. Copies of the contracts of sale will be available for inspection, by prior appointment only, at the offices of the Solicitor and Agent for two weeks prior to the sale.

The date fixed for completion Thursday 30th July 2026, or earlier by mutual agreement.

**MONEY LAUNDERING REGULATIONS** - Under the 2017 AML regulations we are legally required to carry out AML checks against purchasers. If you intend to bid for the property at auction, it will be necessary for you to register beforehand. Full details available from the agents.

**PRE-AUCTION OFFERS** - The seller may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed in the legal pack, the auction fee and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase and complete our auction registration process online. More information available from the Agent.

**CHARGES** -VAT will not be charged on this sale. Search Fees may be charged (see auction pack). An auction admin charge of £500 VAT will be charged to the purchaser payable on exchange of contracts.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

3732 ft<sup>2</sup>  
346.8 m<sup>2</sup>

Balconies and terraces

33 ft<sup>2</sup>  
3.1 m<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

