



Barn at Sunbeams Skirsgill Lane | Eamont Bridge | Penrith | CA10 2BQ

Auction Guide £85,500



david britton
ESTATES



Key Features

- Being Sold via Secure Sale online bidding. Starting Bid £85,500
- Barn for conversion into workshop and administration facility, approx 1,184 sq ft
- Perfectly positioned on the edge of the village of Eamont Bridge
- Excellent Transport Links
- Close to Penrith and Ullswater
- Static caravan included
- No connected services
- Lapsed Planning Ref 07/0285
- Terms & Conditions apply for the secure sale

Summary

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £85,500

This is a fantastic opportunity to purchase a barn for conversion on the edge of the popular village of Eamont Bridge, close to Penrith. Approx 1,184 sq ft

Under Planning Ref 07/0285, permission had been granted for the "Erection of building for use as workshop and administration facility following demolition of existing building." This has now lapsed.

This barn is perfectly positioned on the edge of the village of Eamont Bridge, just minutes away from Penrith market town, and approx 4 miles from Ullswater Lake, with excellent transport links and amenities close by, including highly regarded Primary / Secondary / Grammar schools, supermarkets, eateries and shops, a good range of sports/leisure facilities.

Currently there are no connected services.

All site viewings are by appointment only.



reement

subject to an overage agreement, which means that if you sell the Property (for example, if you convert the building to a residential use or if you sell the land in any way with planning consent) or if you sell the Property with planning consent, you will have to pay an 'overage' to the seller.

The overage payment is calculated as a percentage of the increase in value of the Property as a result of the development or planning permission. The amount of the overage is 15% of the increase, after deducting the costs of obtaining the planning permission.

For example, if you obtained planning permission which increased the value of the Property by £1,000, and then you sold the Property, you would have to pay the seller £150 (15% of 1,000 minus 500) to the seller.

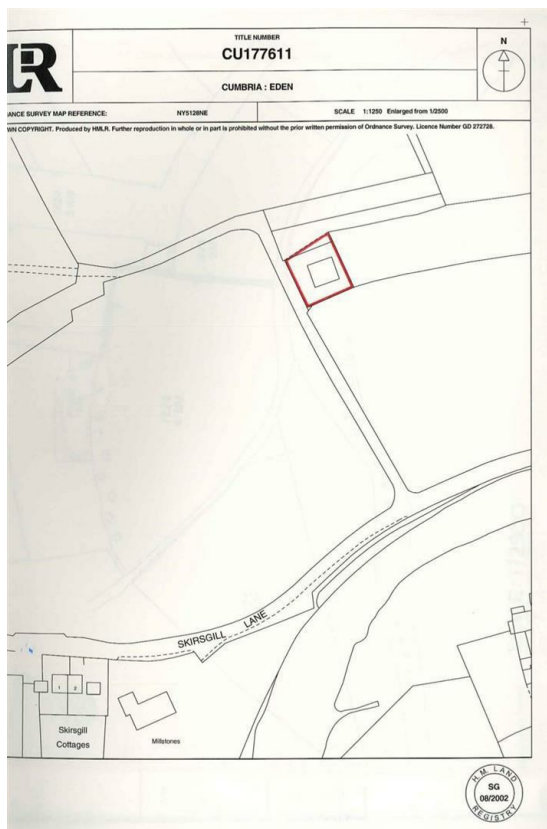
If you have obtained planning permission to extend the Property, you would have to pay 15% of the increase in value of the Property.

It is important to note that if you demolish the existing building and build a new one, regardless of whether planning permission is required, you will have to make an overage payment to the seller.

Overage agreements can also be made in relation to buildings that are required to remain in place for 20 years from completion. At the end of the 20-year period, you will have to make a payment to the seller if you improve the Property or sell the Property.



Floor plans



COUNCIL TAX BAND - Exempt

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.



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