





Garfield House Development

A rare opportunity to purchase this proposed development situated on the fringe of the popular village of High Seaton. The site includes:

- 2 Bed Farmhouse with extension opportunities into the attached stone barn
- 3 Bed Bungalow
- 2 Potential Building Plots
- 5.6 Acre Agricultural Field

Offered for sale as individual lots, a combination, or as a whole. Pre-planning application advice has been received from the local Planning Authority.

Garfield House

A traditional farmhouse with scope for refurbishment and development with attached stone barn, stables and land extending to 0.68 acres.

The ground floor of the farmhouse briefly comprises a reception room with adjoining dining room, a kitchen with access to the rear, a snug and downstairs bathroom. The first floor comprises 2 double bedrooms, one having built in storage.

To the front and rear of the farmhouse are lawned gardens and a separate paddock to the rear. There is a cobbled yard with 2 blocks of stables and an attached stone barn. *Please note that potential purchasers are advised to make their own enquires to the local Planning Authority.*

Floor Plan & EPC



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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 and are advised to contact the Vendor's solicitor in order to do so.

METHOD OF SALE

The property is offered for sale by Private Treaty in five lots, combination of lots and as a whole. 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.

GUIDE PRICE

Garfield House £320,000

SERVICES

The properties benefit from mains electricity, Gas, water and drainage.

VIEWING

Strictly by arrangement with the Sole Agents:

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

Tel: 01900 822016 Email: info@mitschellslandagency.co.uk

COUNCIL TAX

Garfield House Tax Band D with Cumberland Council
The Bungalow Tax Band C with Cumberland Council

EPC

Garfield House 49 E
The Bungalow 60 D

DEVELOPMENT CLAWBACK

The agricultural land is being sold subject to a development clawback provision. Any increases in the value of the land within 25 years of the completion of the sale, which have resulted from the grant of planning permission for purposes other than agriculture, will trigger a payment by the Purchaser (or any subsequent owner) to the Vendor, or its heirs, of 30% of the increase in value. There are De Minimis provisions intended to ensure that 'one off' planning consents/change of use where the increase in value is less than £10,000 are not subject to clawback.

MONEY LAUNDERING REGULATIONS

As selling agents we are obliged to carry out customer Due diligence. Prospective purchasers must provide us with proof of identity. Full details available from the agents.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

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.



