



## **DEVELOPMENT PLOT AT NEWTOWN NEWTOWN, IRTHINGTON, CARLISLE, CA6 4NX**

An excellent building plot at Newtown which benefits from outline planning permission for residential development. The site in total extends to 1,060 sqm.

**For Sale by Private Treaty  
Guide Price £130,000**



### Location

The building plot is located on the edge of Newtown approximately 1.5 miles from the small hamlet of Irthington, 2.5 miles North of Brampton and 10 miles East of the City of Carlisle.

Within Newtown and the surrounding areas there is a wide range of local amenities available and easy access to main trunk roads such as the A69.

### Directions

From Brampton follow the A6071 heading towards Longtown for approximately 1.5 miles, bare right towards Irthing Bridge and continue for 1 mile to Newtown. The building plot is located at the end of the village on the right.

### Description

The development plot at Newtown extends to in total 1,060 sqm and is offered for sale with outline planning permission for residential development.

In the Planning Statement submitted with the application the proposal is for up to 2 units. The vendor is retaining the second plot for their own use.

### Planning Application

The planning reference with Carlisle City Council is 16/0833.

### Tenure

The freehold of the site is offered freehold with vacant possession and the benefit of outline planning permission.

### Services

The building plot is currently not serviced.

### Council Tax

The site is not yet rated.

### Burdens

The property is sold subject to all rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing other pipes, whether or not constituted in the title deeds or referred to in these particulars. The Buyers will be held to have satisfied themselves as to the nature of such burdens and for further details are advised to contact the Seller's Solicitor: Mark Jackson, Cartmell Shepherd, Montgomery Way, Rosehill, Carlisle.

### Mineral Rights

The mineral rights are included in the sale.

### Local Authority

Carlisle City Council: 01228 817000.

### Boundaries

Boundary responsibilities will be agreed upon sale.

### Wayleaves, Easements and Rights of Way

The land will be sold with compliance to and the benefit of all wayleaves, easements and right of way, whether mentioned in the particulars or not.

### Viewings

Viewing is permitted at any reasonable time with the possession of a set of these particulars. Anyone viewing is respectfully asked to ensure that any gates are securely closed on leaving the land.

### Method of Sale

The land is offered for sale as a whole, by Private Treaty. The Vendors serve the right to amalgamate, withdraw or exclude and of the land shown at any time or to generally amend the particulars.



### Exchange of Contracts & Completion

The Buyer will be required to pay a deposit amounting to 10% of the purchase price on the fall of the auctioneer's hammer, at which point exchange of contracts will take place. (The deposit will be non-returnable in the event of the Buyer being unable to complete a sale for any reasons not attributable to the Seller or their Agents). It is anticipated that completion will take place within four weeks of exchange of contracts.

Prospective Buyers should bring two forms of identification to the Auction in the event that they are successful, one being photographic id, ie driving licence or passport and the other being a utility bill showing their address. These documents are required by law for Money Laundering Regulations.

### Money Laundering Regulations

Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic id, ie driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: call into our office with, or post to us, the original documents for us to copy; or a certified copy provided via your solicitor.

### IMPORTANT NOTICE

H&H LAND AND PROPERTY Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

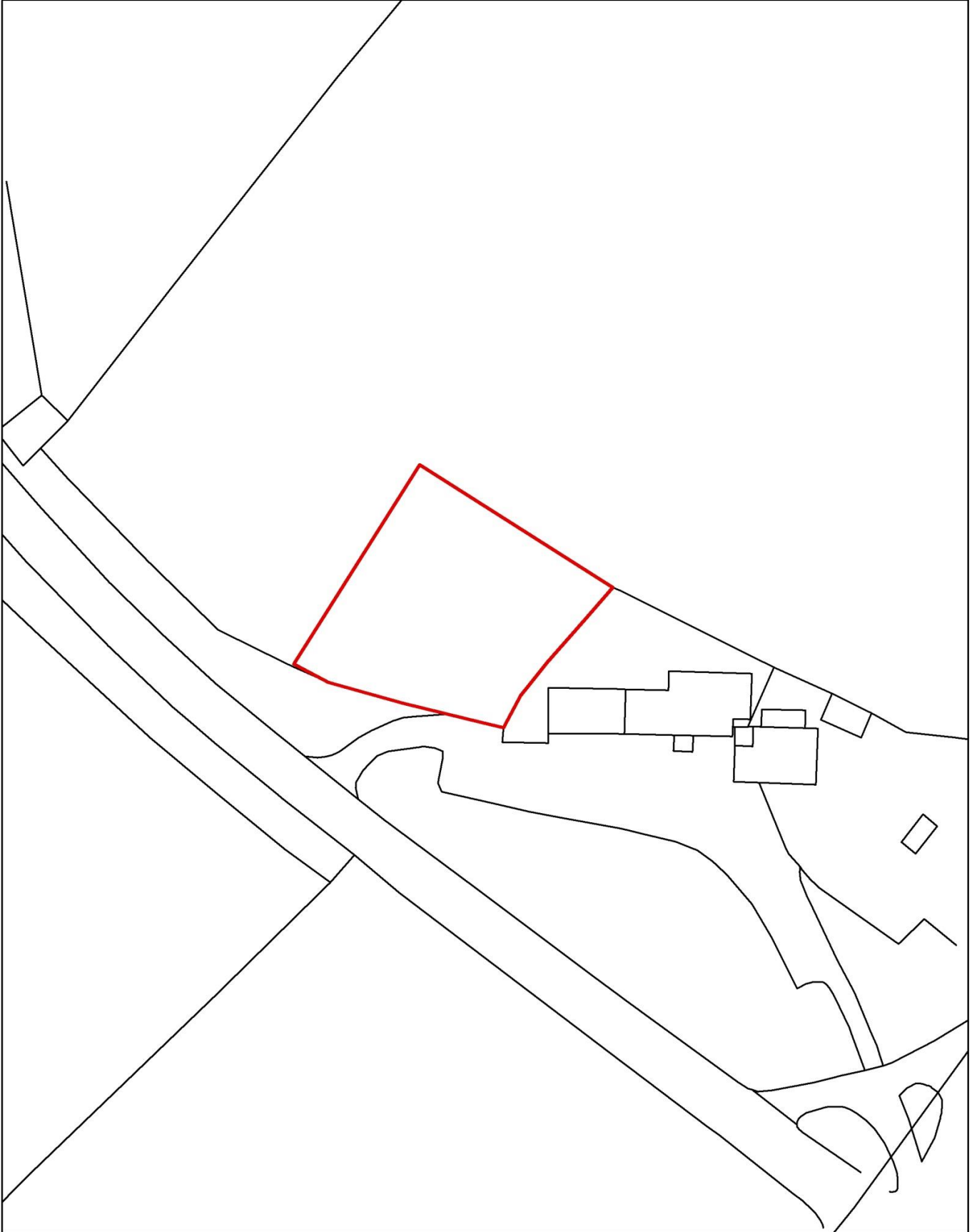
- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them; no employee of H&H LAND AND PROPERTY Ltd has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by H&H LAND AND PROPERTY Ltd. or the Vendors or the Lessors of this property.
- (iii) The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND AND PROPERTY Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND AND PROPERTY Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: **March 2017**



# Development Plot at Newtown



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Date: March 2017  
Our Ref: HP45E  
Plan No: 1  
Illustration Purposes  
Only



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