



DEVELOPMENT SITE AT GREAT ASBY APPLEBY IN WESTMORLAND CA16 6EX

Fully serviced building plot with approved full planning permission for a detached, modern and exclusive four bedroom, two storey dwelling.

**For Sale by Private Treaty
Guide Prices: Plot 1 £85,000;**

Location

The building plot lies on the Southern edge of the village to the rear of Croft House. The plot offer a new development and is situated on a quiet lane just off the main highway through the rural located village.

Great Asby is a rural located village which benefits from local amenities such as a village school, village hall, public house. The market town of Appleby in Westmorland lies approximately 7 miles to the North East and offers a range of local shops and amenities.

A viewing of this attractive, large detached building plot is highly recommended.

Directions

From Appleby in Westmorland follow the B6260, after approximately 1.4 miles turn left when signposted Ormside/Great Asby/Soulby and continue for 1.3 miles then turn right when signposted Great Asby, follow the signs for Great Asby. Croft House stands on the left hand side of the road running through the village.

Description

The building plot is shown edged red on the attached plan. The plot is generous in size and allows the detached property to benefit from a large garden area.

The building plot offers the opportunity for a potential purchaser to build a detached dwelling to an exceptional high standard. The building plot benefits from full planning permission to develop the site with a single detached dwelling.

Proposed accommodation

The building plot offers an opportunity to build a large, four bedroom house with a total proposed internal floor area extending to 174sqm.

The property is in-keeping with the rural setting and near-by sandstone agricultural buildings.

Tenure

The freehold of the sites are offered for sale as a whole with the benefit of approved and detailed planning permission.

Services

The building plot is sold with the benefit of being fully serviced.

Council Tax

The site is not yet rated.

Local Authority

Eden District Council 01768 817817

Planning Reference

15/0157. Date of Decision Notice 24th April 2015

Boundaries

As far the Sellers are aware the boundary responsibilities are shown on the sale plan by inward facing "T" marks. Where no mark is shown no further information is available.

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.

Viewing

Viewing is permitted at any reasonable time with the possession of a set of these particulars constituting authority to view. 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 reserve the right to amalgamate, withdraw or exclude any of the land shown at any time or to generally amend the particulars.

Exchange of Contracts and Completion

It is expected that Exchange of Contracts will take place within six weeks of an offer being accepted. Completion (with vacant possession) will take place within four weeks of the Exchange of Contracts or earlier by arrangement.

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:

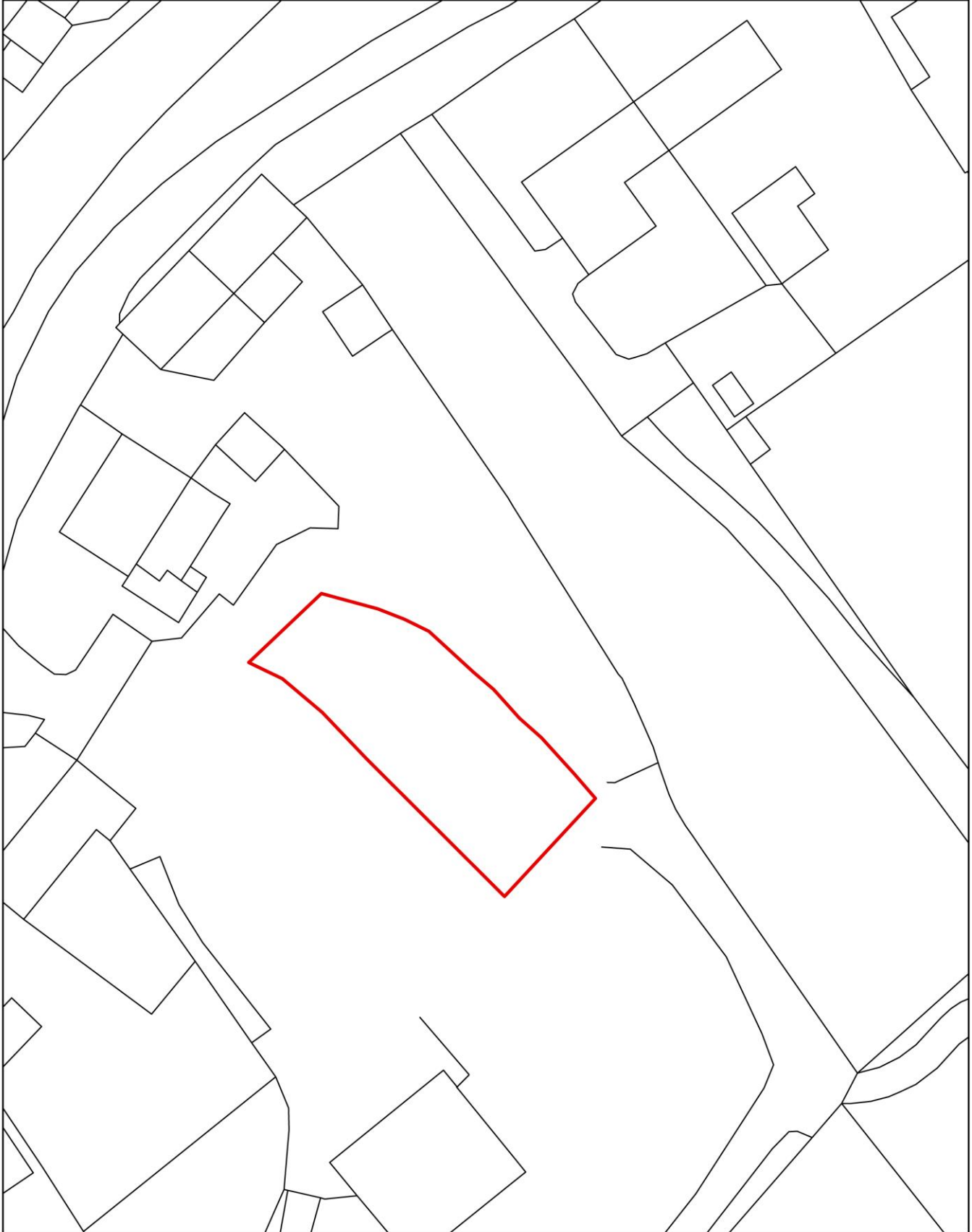
- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and 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: **August 2018**

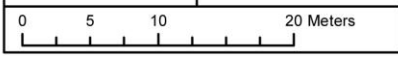


Development Site at Great Asby



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Date: August 2018
Our Ref: HP94
Plan No: 1
Scale @ A4: 1:500



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