



**DEVELOPMENT SITE
OFF SKINBURNESS ROAD, SILLOTH,
CUMBRIA, CA7 4QJ**

Development site with outline planning permission for demolition of the existing buildings and erection of up to four new build dwellings. The site is situated in the popular seaside resort accessed via a private road off Skinburness Road.

**For Sale by Private Treaty
Guide Price: £110,000**

Location

The site is located just off Skinburness Road, Silloth, the popular coastal town located approximately 12.5 miles from the market town of Wighton and 23.5 miles from Carlisle.

Directions

From Silloth take the coast road B5302, signposted Skinburness, for approximately $\frac{3}{4}$ mile. At the sign for Seacote Caravan Park, turn right onto a private road. The site is on the left hand side as indicated by the sale board.

Description

The site is approximately 0.17 acres (0.07ha) and is surrounded by existing residential development to the South/East, with agricultural fields to the North/West. The property is a former farm steading with redundant sandstone barns and a part concrete yard. The site benefits from outline planning permission as described below.

Planning Consent

Planning consent was granted on the 2nd March 2018 to provide outline consent to demolish the existing buildings and erect up to four new build dwellings. Whilst the permission is outline, the indicative plans and layouts provided to the council suggest two blocks of semi-detached properties (total of 4 dwellings).

A full copy of the outline planning consent, dated 2nd March 2018, can be viewed on the Allerdale Borough Council Website. The application reference number is 2/2017/0508. A copy of the outline planning consent is also available from H&H Land and Property Ltd.

Access

Access to the site is via a private road from the public highway. A right of way will be granted to the successful Purchaser along the private road (owned by the Vendor) to access the site.

Services

It will be the responsibility of the Purchaser to install all services. We are advised that mains water, electricity and sewerage are in close proximity to the site.

Tenure

The site is offered for sale freehold.

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;
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- (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 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.

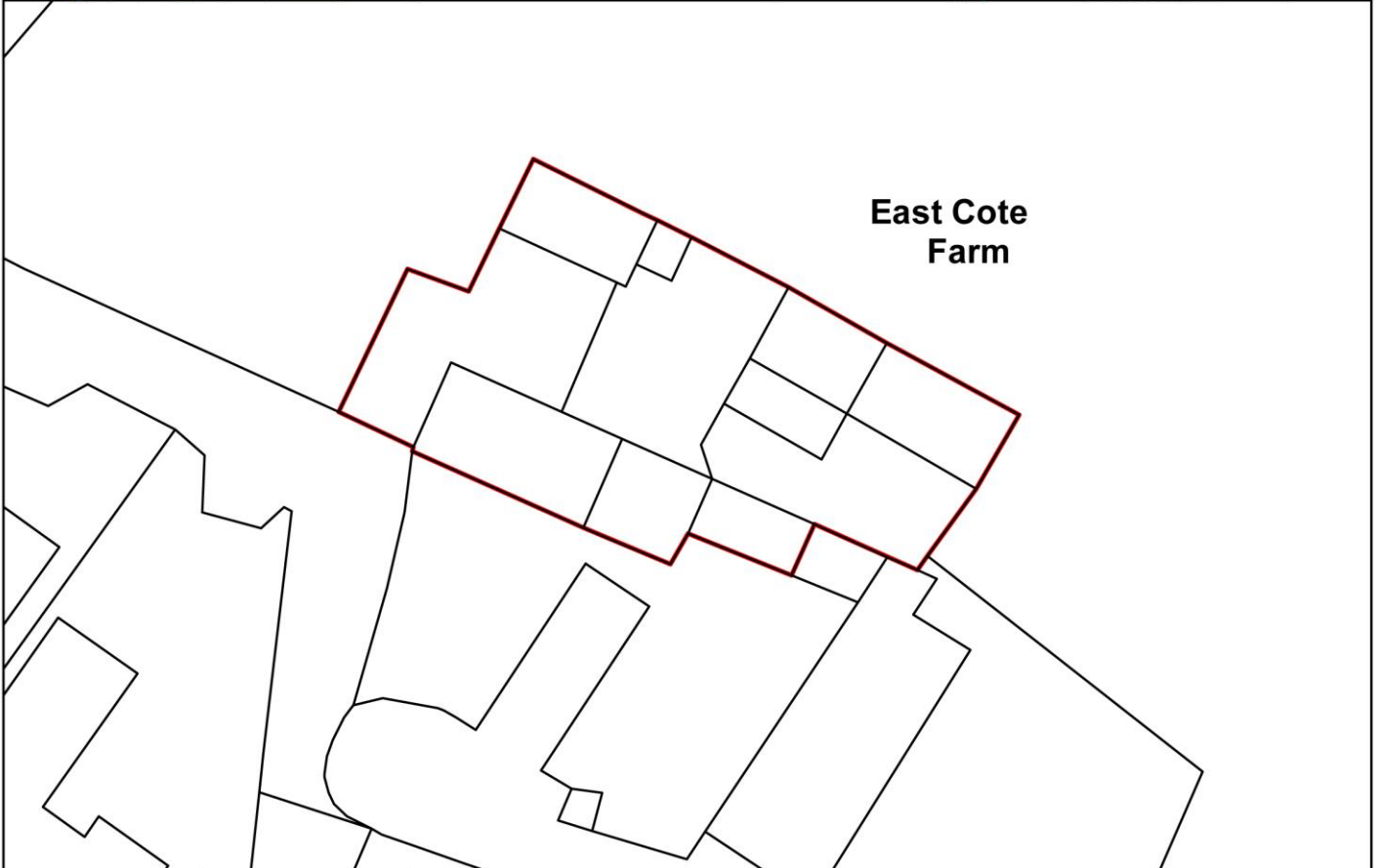
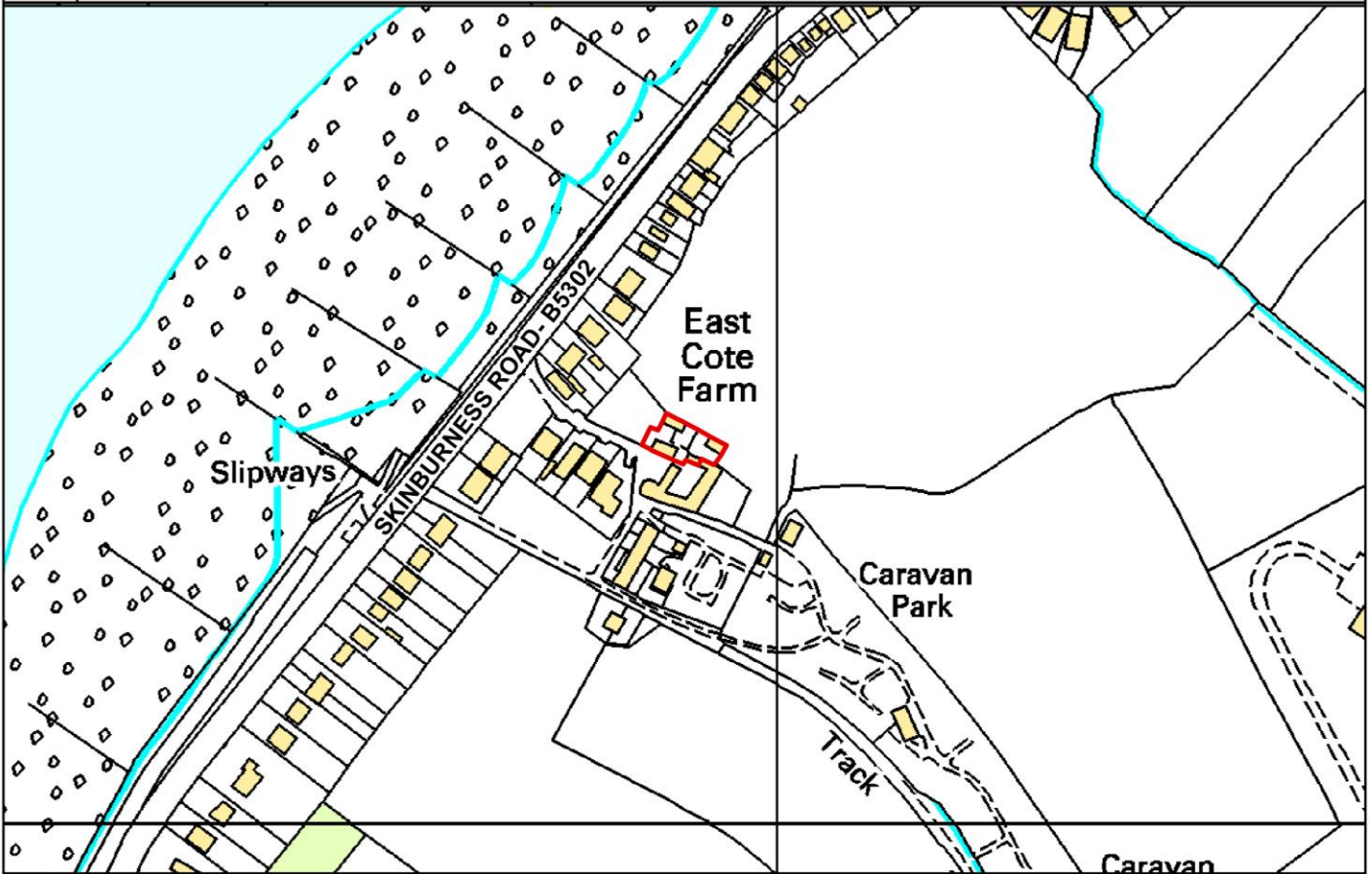
These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: **August 2018**





Development Site at East Cote Farm, Silloth



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Date: August 2018
Our Ref: HR271
Plan No: 1
Illustration Only



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