



## **Barns at Crofton Hall Farm**

**Crofton, Thursby CA5 6QB**

A range of traditional stone barns with planning consent for conversion into four residential units with gardens and parking areas.

**Price on Application**



### **Location**

The barns are located approximately 7.5 miles from Carlisle and 4.5 miles from Wigton with easy access off the A595.

### **Directions**

From Carlisle follow the A595 heading West, at Thursby roundabout take the second exit and continue on the A595. After approximately one mile turn right, signposted Crofton and proceed under the arch. The entrance drive to the barns is on your left hand side after 0.5 mile.

### **Description**

A range of stone barns with slate roof coverings in a courtyard setting with concrete yard.

At present there is a steel portal frame lean-to to the front of one of the stone barns, this is not included within the sale and will be removed by the Seller prior to completion.

### **Access**

Access into the courtyard is via a right of way over the access lane to Crofton Hall Farmhouse, as shown shaded brown on the sale plan.

### **Planning**

Planning consent was approved by Allerdale Borough Council (planning reference 2/205/0441) in 2015 for conversion of the barns into 4 units with garden areas and parking. Full details can be viewed online

### **Services**

It is understood that mains electricity and water are available adjacent to or close to the site. It is the responsibility of prospective purchasers to determine the exact location of these services.

A new sewerage treatment plan will require to be installed as part of any development and prospective Purchasers are advised to make their own enquiries in this regard.

### **Tenure**

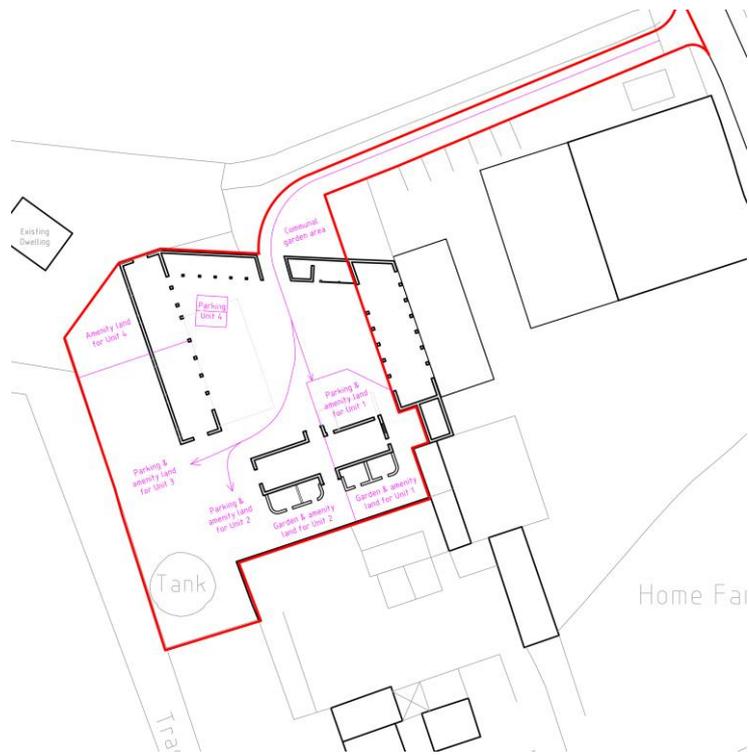
The property is offered for sale Freehold with Vacant Possession being given on completion.

### **Burdens**

The property is sold subject to all rights including 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 and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars. The Purchasers will be held to have satisfied themselves as to the nature of such burdens.

### **Viewings**

All viewings are strictly by appointment through H&H Land & Estates. Tel 01228 406274.



### Exchange of Contracts & Completion

Exchange of contracts, it is anticipated, shall take place within one month of an offer being accepted. The Buyer, at this point, will be required to pay a deposit amounting to 10% of the purchase price. The deposit will be non returnable in the event of the Buyer being unable to complete the sale for any reasons not attributable to the Sellers or their agents. Completion will take place within four weeks of the exchange of contracts or earlier by arrangement.

### 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 & ESTATES Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

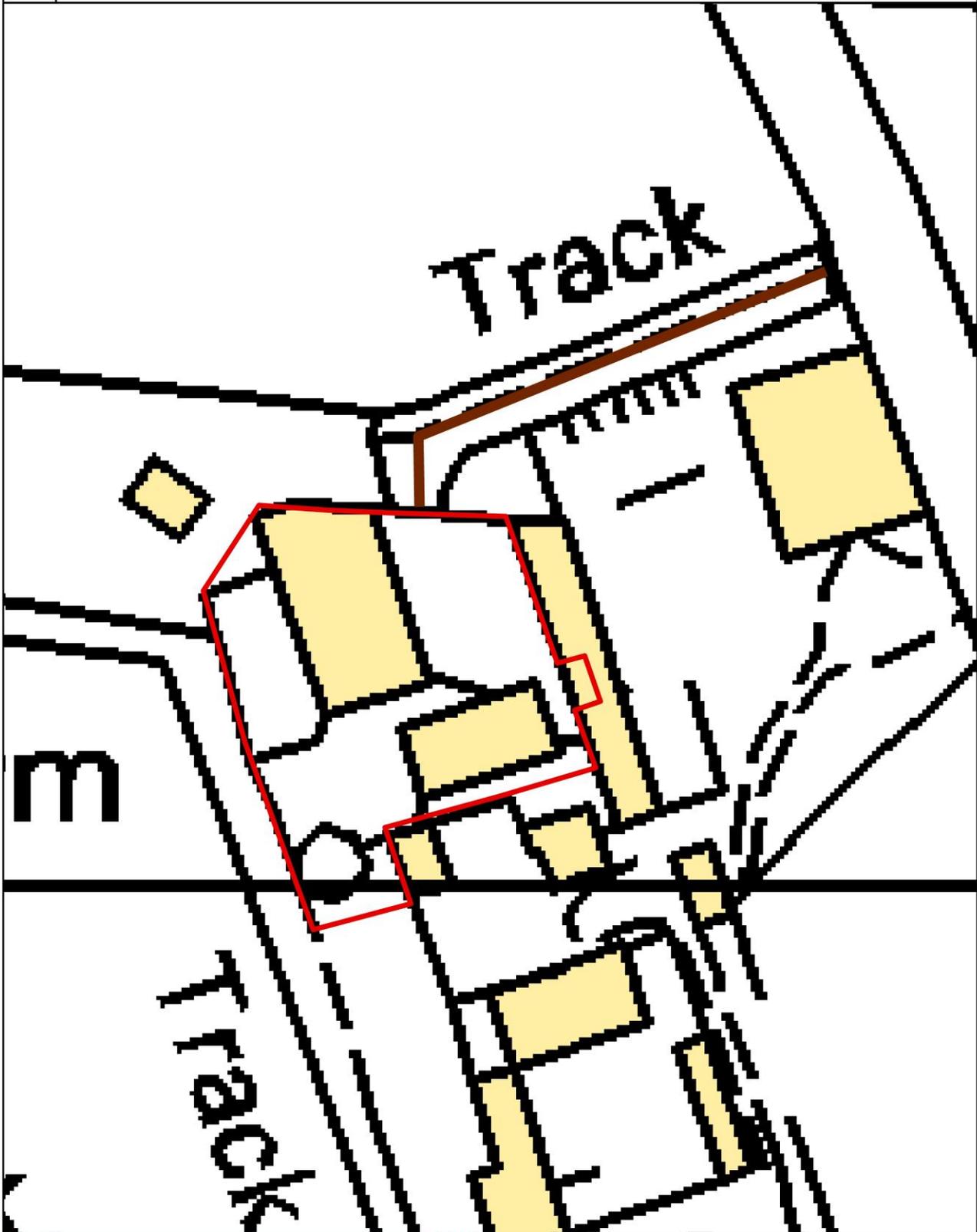
- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and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



# Barns at Crofton



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Land & Estates

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Date: August 2019  
Our Ref: HT189  
Plan No: V1  
For illustration purposes  
only

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