



Laverick Cottage & Scrap Yard

Aspatia, Wigton CA7 2EG

A four bedroom detached house benefitting from gas fired central heating and uPVC double glazing throughout together with small paddocks, and large yard run as a scrap yard and end of life breakers yard, general purpose buildings, small paddocks and two static caravans. The total site area is approximately 2.2 acres (0.89ha)

Guide Price £350,000



Location

Aspatria is approximately 9 miles from both the market town of Wigton and the popular town of Cockermouth, 20 miles from Carlisle and 4 miles from the Solway coast and the Lake District National Park both areas of outstanding natural beauty.

Directions

From Aspatria take Harriston Road and continue for approximately 0.5 mile and the access to the property is on the right hand side.

Description

A versatile property which could be used as a variety of uses including reinstatement of the scrap yard business as the existing stock of scrap is available to purchase, at separate valuation, or alternatively the property would make an ideal builders yard etc. subject to relevant consents.

Residential Accommodation

Ground Floor

Entrance Hall

2.20m x 2.15m. uPVC door to side elevation, window to front elevation, ceiling light fitting.

Pantry

2.20m x 1.8m. Fitted shelves, coat hooks, ceiling light fitting.

Dining Kitchen

7.50m x 3.95m. Fitted base and wall units with worktops, integrated electric oven and gas hob, 1½ bowl sink unit with mixer tap, plumbing for automatic washing machine, boiler windows to front and rear elevation and door to front garden, timber boarded ceiling throughout and timber boarded walls to dining area, radiator.

Living Room

7.00m x 4.75m. Feature brick wall with gas fire, windows to front and rear elevations, two radiators, ceiling light fittings, exposed beams, stairs to first floor.

Bedroom 1

4.00m x 2.8m. Double bedroom with window to rear elevation, radiator, ceiling light fitting.

Ensuite Shower Room

Shower cubicle with mains shower, WC, and wash hand basin.

First Floor

Bedroom 2

3.65m x 3.60m. Double bedroom with window to front elevation, ceiling light fitting.

Bathroom

2.80m x 3.65m. WC, wash hand basin, bath, shower cubicle with mains shower, wall mirror, radiator, ceiling light fitting, built in airing cupboard, window to rear elevation.

Bedroom 3

3.65m x 2.90m, Double bedroom with window to rear elevation, radiator, ceiling light fitting.

Bedroom 4

3.60m x 3.55m. Double bedroom with window to front elevation, radiator, ceiling light fitting.

Services

The property benefits from mains gas, water, electricity and drainage.

EPC

The property is scheduled in Band E.

Council Tax

The property is scheduled in Band B payable to Allerdale Borough Council.



Outside

To the front of the house is an enclosed garden area laid to lawn with mature trees.

To the side is a concrete yard with a range of outbuildings with corrugated iron roofs providing general storage and a vegetable plot.

Static Caravans

There are two static caravans on site, one being plumbed in and with electricity supply, the other now being redundant.

General Purpose Workshop

8.00m x 12.75m. Block built, rendered externally with corrugated iron roof covering, concrete floor, electric light and power. Passed as a de-pollution workshop.

General Purpose Workshop

14.65m x 8.30m. Steel portal frame with profile steel cladding, concrete floor, double sliding access doors, four post car lift, electric light and power. Passed as a de-pollution workshop

Paddocks

To the front are two small paddocks extending in total to 0.71 acres (0.29ha).

The Yard

The hardcore yard extends to 1.16 acres (0.47ha) and consists of an Environment Agency approved Licensed scrap metal processing yard and DVLA approved treatment facility for end of life vehicles.

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 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, Mr M Sandelands HFT Gough & Co, 34/42 Lowther Street, Whitehaven CA28 7JU.

Viewing

Viewing is strictly by appointment through H&H Land & Estates. Please ring 01228 406274.

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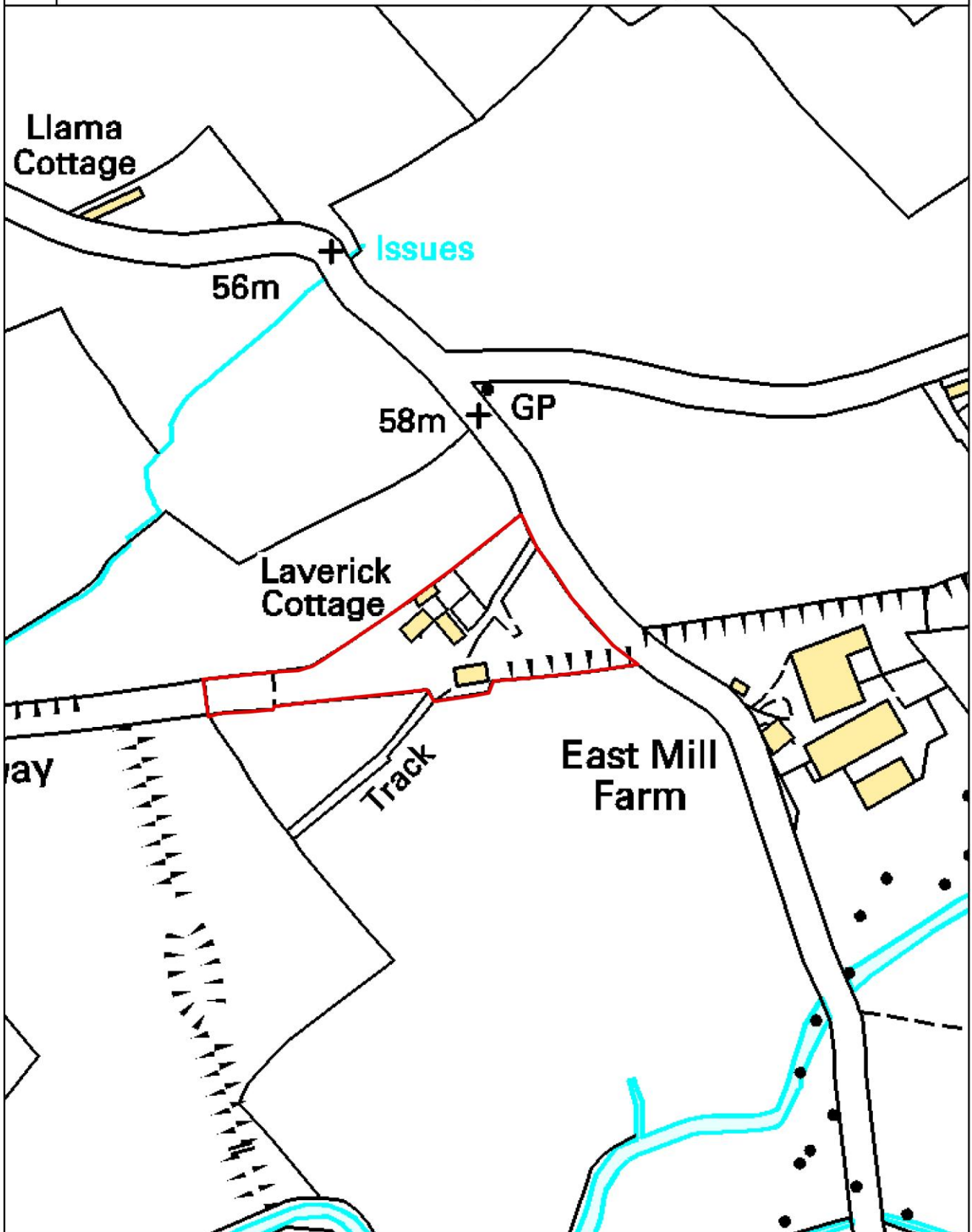
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These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: August 2019



Laverick Cottage & Yard, Aspatria



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Land & Estates

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