

# PFK

Barn at Beckstonegate Farm, Low Row, Brampton, Cumbria CA8 2ND

Guide Price £125,000





## LOCATION

Low Row is located just off the A69 with convenient access to Carlisle (12 miles), Brampton (4 miles), Hexham (24 miles) and Newcastle (45 miles). There is rail access in Brampton, a host of amenities within a short drive and if you desire a little added elegance then the luxurious Farlam Hall Country House and Michelin star Restaurant is just a 6 minute drive away.

Surrounded by open countryside and incredible views, this location offers plenty of opportunity for enjoying outdoor pursuits, or soaking up the areas rich history, along the Hadrian's Wall path or perhaps by visiting nearby Lanercost Priory, that played host to both King Edward I and Robert Bruce during its tumultuous history.

## PROPERTY DESCRIPTION

A wonderful opportunity to create your dream home in a stunning semi rural location, with excellent road links and access to amenities. This project has been granted full planning permission to convert this charming detached barn into a three bedroom two bathroom home, with private vehicle access for off street parking and a garden plus access via the courtyard for property maintenance and pedestrian access.

Please contact the office for additional information.

Planning application 22/0416 Carlisle City Council.

## ADDITIONAL INFORMATION

### Package Treatment Plant

Prior to the commencement of development, full details of the management and maintenance of the Package Treatment Plant (PTP) must be submitted to and approved by the Local Planning Authority. These details shall include information on how the management and maintenance of the PTP shall be funded. These details shall be binding for either 80 years or for as long as nutrient restrictions apply, whichever is the shorter period.  
Reason: To ensure the development is Nutrient Neutral in its impacts on the River Eden SAC in line with policy GI3 of the Carlisle District Local Plan 2015-2030.

### Foul Drainage Scheme

Prior to the occupation of the proposal, the foul drainage scheme shall be constructed and completed in strict accordance with the approved Nutrient Neutrality Mitigation Assessment (ref no. 24-145E001) submitted on 15th March 2024. Upon this completion of the foul drainage scheme, the applicant shall inform the Local Planning Authority. Should the approved Package Treatment Plant require replacement during the 80 year lifetime of the mitigation, this should be replaced with a plant of the same or lesser P load discharge.  
Reason: To ensure the development is Nutrient Neutral in its impacts on the River Eden SAC in line with the NPPF and policy GI3 of the Carlisle District Local Plan 2015-2030.

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

Services located at the site include electricity and water. Prospective purchaser(s) are advised to make independent enquiries to satisfy themselves re availability. There is no mains gas at Low Row. Drainage will be via a shared (with Beckstonegate Farmhouse, installation costs will also be shared) Package Treatment Plant, please refer to the additional information section for further details. Council Tax to be determined. EPC n/a.

Viewing: Through our Carlisle office, 01228 558 666.

Directions: Barn at Beckstonegate Farm can be located with the postcode CA8 2ND and identified by a PFK For Sale board. Alternatively by using What3Words: ///fond.vocab.saving



