



Development Site, Hackthorpe

Guide Price £225,000

- Detailed planning consent for 3 detached dwellings
- 1140.36m² (0.282 acres)
- Eden District Council Planning ref: 20/0677

Introduction

Set in the centre of the desirable Eden village of Hackthorpe with full planning permission granted for three dwellings.

Local Amenities

Hackthorpe lies on the old A6 route between Penrith and Shap. This is a popular village with nursery/primary school, cricket club and public house, the wonderful ruins of Lowther Castle and its surrounding parkland being just a mile away. The village of Askham, just beyond, offers church, further public houses and an open-air swimming pool. For those wishing to commute, both Carlisle and Kendal are within easy reach and the northern end of Lake Ullswater is only 5 miles away. The M6 is easily accessed at Junction 40 on the outskirts of Penrith.

Directions

From Penrith, head south on the A6 to Kemplay Roundabout. Take the third exit to Hackthorpe. Continue for approx.3.5 miles along the A6, once you get to the centre of the village the site is opposite the Public House Lowther Castle Inn on the left hand side.

Planning

The development site has detailed planning permission granted for up to four dwellings. Planning approval was granted on 14th July 2021. Prospective buyers are advised to satisfy themselves and take advice on the contents.

Additional information can be found on the Eden District Council website under reference number 20/0677.

Affordable Housing/Local Occupancy

There is no provision for affordable or local occupancy housing.

Access

The purchaser will be required to accommodate within the scheme, access from the public highway to the development site.

Services

Buyers should satisfy themselves to the availability of services.

Conditions

Within the Decision Notice there are a number of Conditions that need to be met, and a copy of the Decision Notice can be found www.eden.gov.uk using the planning reference or alternatively at PFK Planning and Development.

There is no s.106 agreement in place.

General Remarks, Reservations & Stipulations

Method of Sale

The development site at Hackthorpe is to be offered for sale by Private Treaty as a whole.

The Vendors and sole selling Agents reserve the right to alter or divide the property or to withdraw or exclude any of the property at any time.

The Vendor(s) reserves the right to vary any of the terms and conditions of sale or to change the method of sale without notice. For this reason, we recommend likely buyers should register their interest with the Selling Agents as soon as possible in order that they are kept abreast of any changes to the marketing of the land.

Tenure

The land is offered for sale freehold with vacant possession.

Money Laundering Obligations

As part of the new Money Laundering Regulations (The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017) relating to property transactions the Selling Agents are obliged to carry out Customer Due Diligence checks on any Purchaser prior to a transaction being completed.

Sporting & Mineral Rights

The sporting rights insofar as they are owned by the Vendors, will be included within the sale. The mineral rights are excepted.

Quotas & Higher Level Stewardship Schemes (HLS)

For the avoidance of doubt there are no livestock quotas or milk quotas included in this sale.

Fixtures & Fittings

All fixtures and fittings referred to in these particulars will be included in the sale unless otherwise stated.

Wayleaves, Easements, Covenants & Rights of Way

The property is sold subject to all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and 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 referred to in these particulars.

Any Purchasers will be deemed to have satisfied themselves as to the nature of such restrictions and are advised to contact the Vendor's Solicitors for details:

Measurements

Measurements are approximate and have been taken from Promap OS based online digital mapping but they must not be relied upon and the Purchaser must satisfy themselves with regard to areas.

Plans & Schedule of Areas

The maps included with these particulars are for guidance purposes only and the Buyer must satisfy themselves with regard to areas. The boundary plan shows the proposed dimensions of the site as implied from the planning application.

Health & Safety

Given the potential hazards of an agricultural property we request that you take as much care as possible when making your inspection of the property for your own personal safety. Please also respect any livestock on the property and do not cause any disturbance to them.

Viewing & Further Information

The land may be viewed at any reasonable daylight hour provided a copy of these particulars is to hand. For all other queries, please contact PFK Planning & Development for further information by telephone on

01228 586805 or by email:
landanddevelopment@pfk.co.uk

Authorities

Cumbria County Council

The Courts, Carlisle, Cumbria, CA3 8NA

E: information@cumbriacc.gov.uk

W: www.cumbria.gov.uk

Eden District Council

Town Hall, Corney Square, Penrith, Cumbria, CA11 7QF

E: customer.services@eden.gov.uk

W www.eden.gov.uk

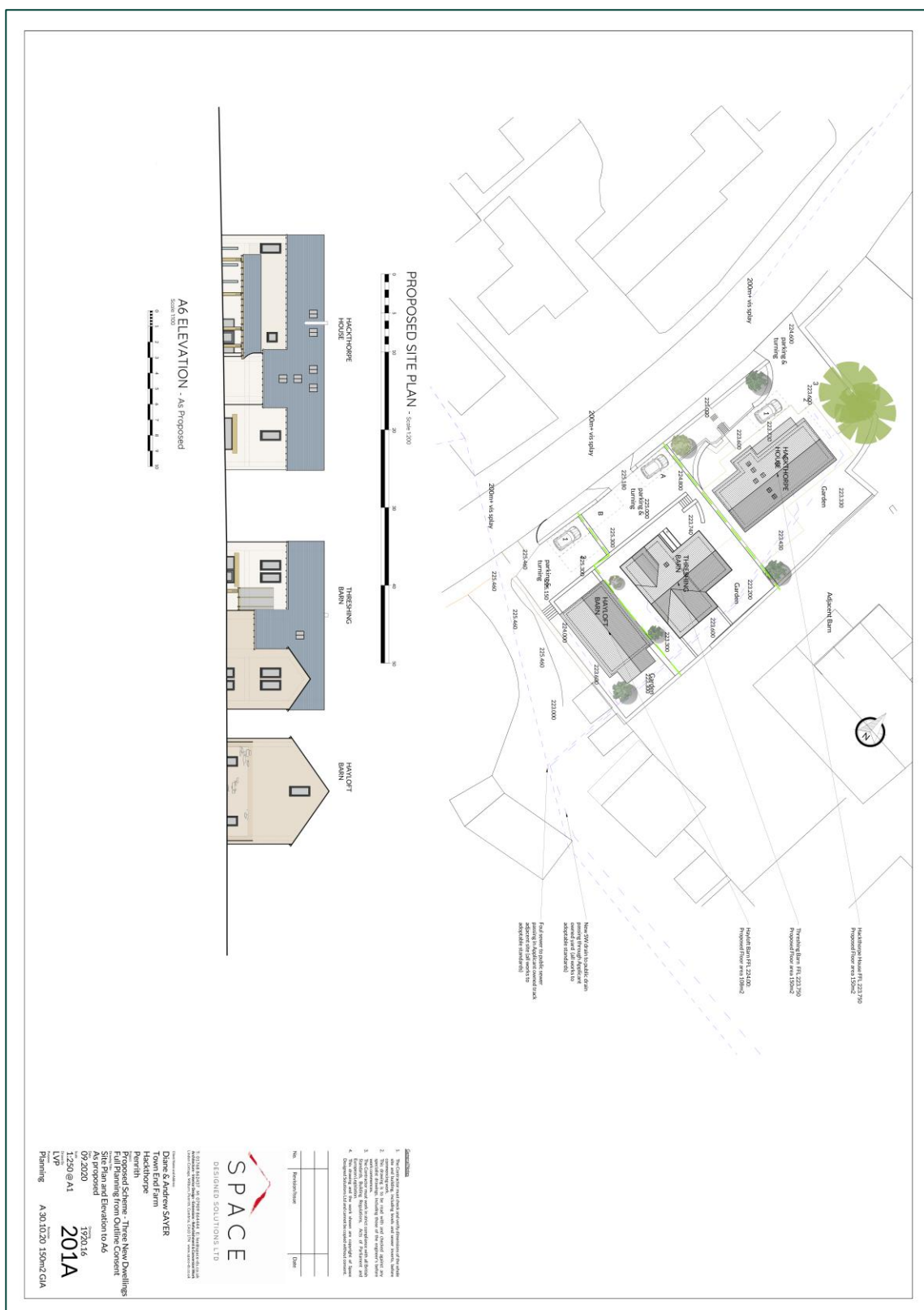
General Reservations

The right is reserved to the Vendor(s) to amend, alter and incorporate fresh provisions as appropriate in respect of the above matters.

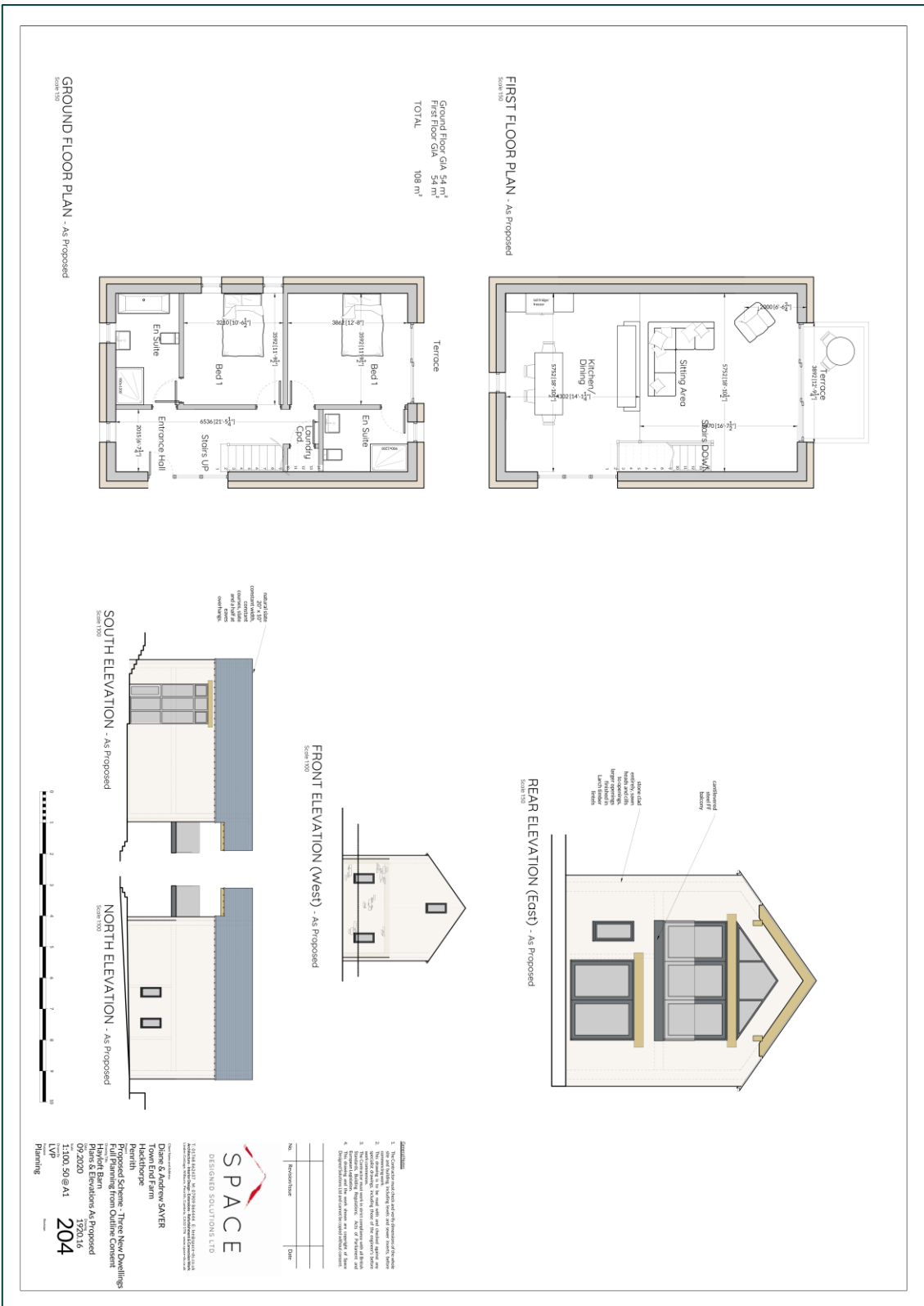
First Edition: Dec 2019

Photographs Taken: Dec 2019

Site Plan



Elevation Plan



Elevation Plan



Elevation Plan

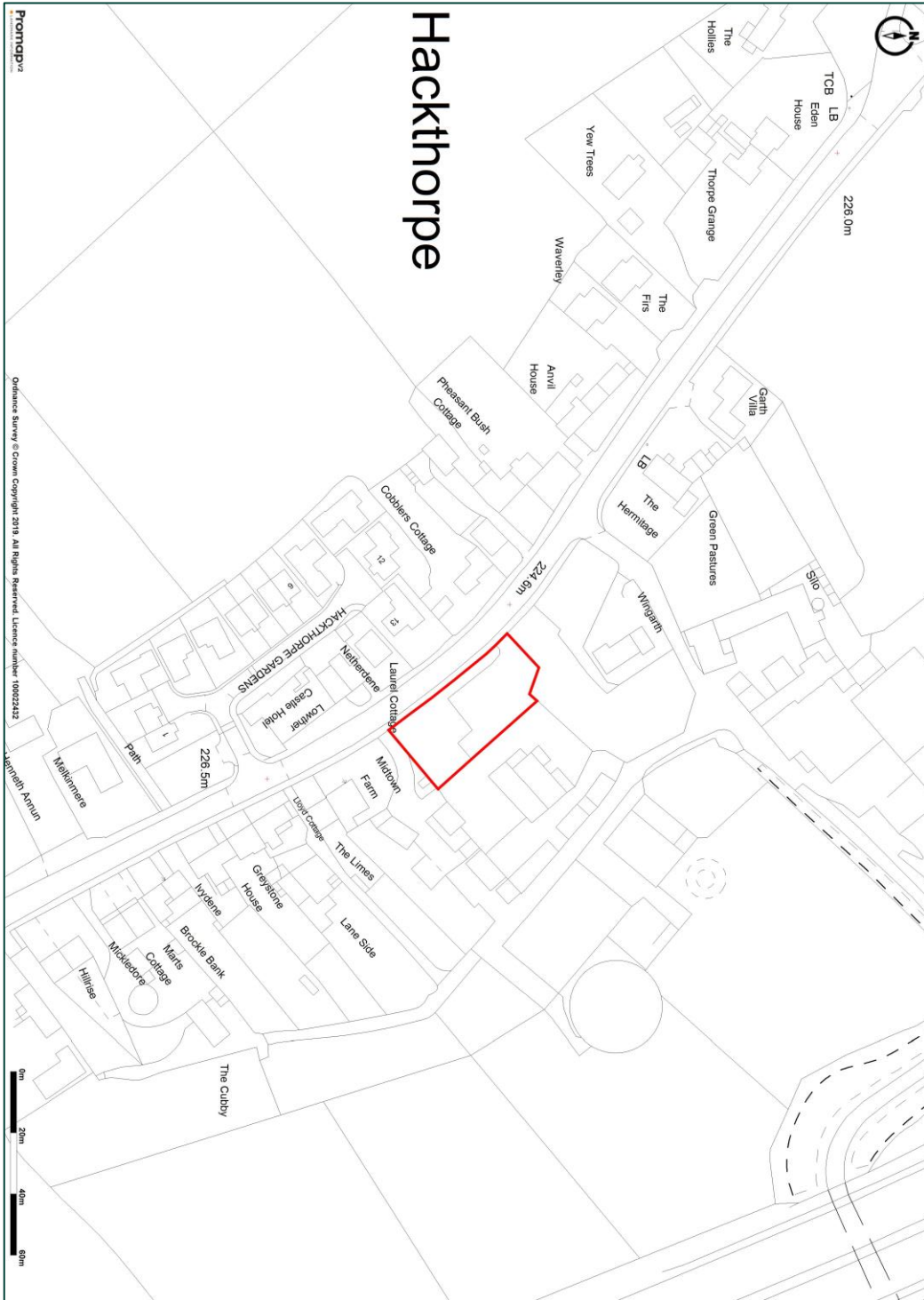


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Rosehill Business Park
Carlisle, Cumbria
CA1 2RW

Sale Plan

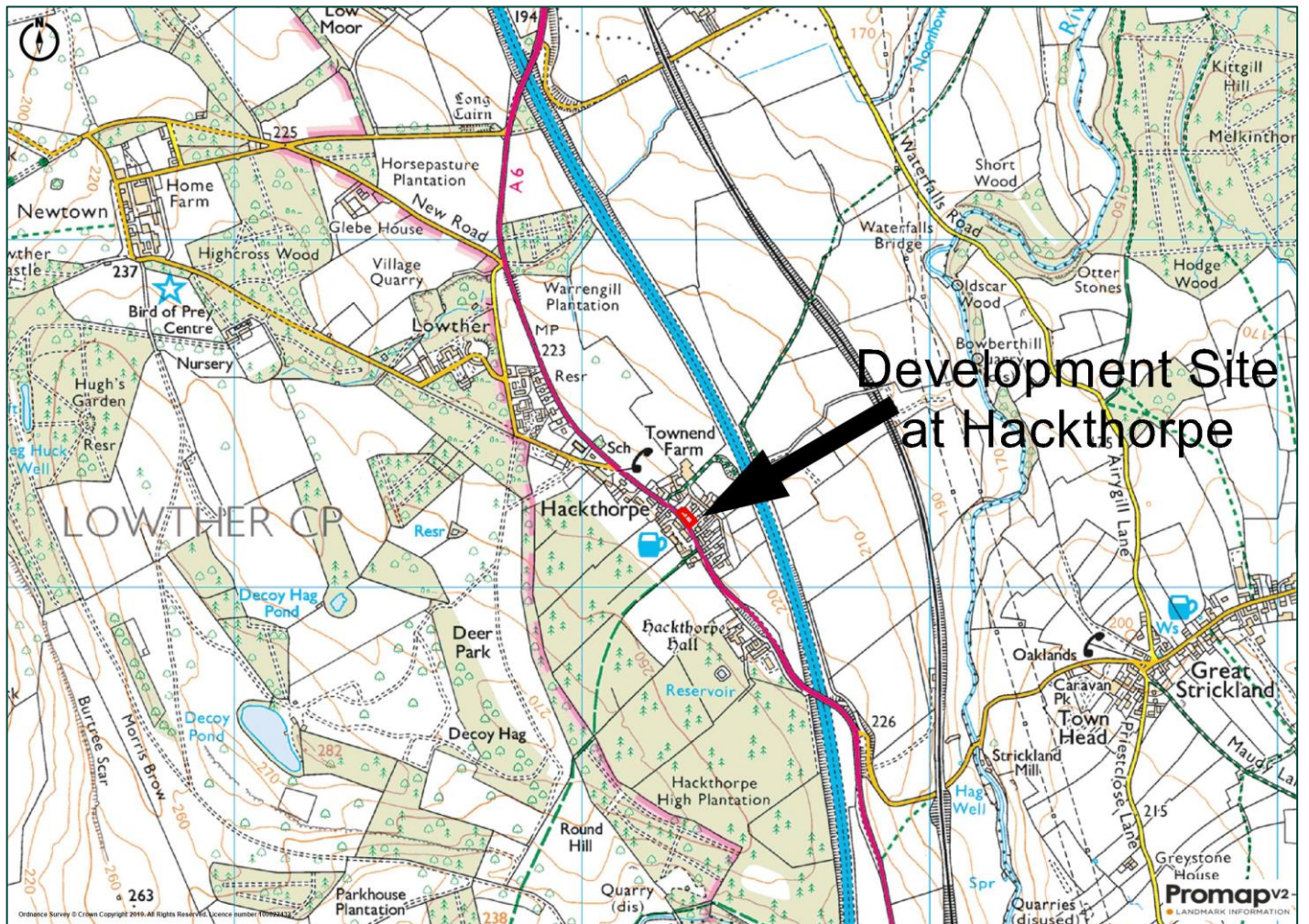


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Location Plan



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Disclaimer

Sale & Location Plans

For Guidance Only – Not to Scale

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- (iii) it is the responsibility of any prospective purchaser or lessee to satisfy himself as to the accuracy of any information upon which he relies in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries;
- (iv) all descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of them.

All plans, areas and schedules have been produced for reference only and are based on Ordnance Survey plans.

The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.

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Registered Number: 10553 in England

Registered Office: Agricultural Hall, Skirsgill, Penrith, Cumbria, CA11 0DN

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