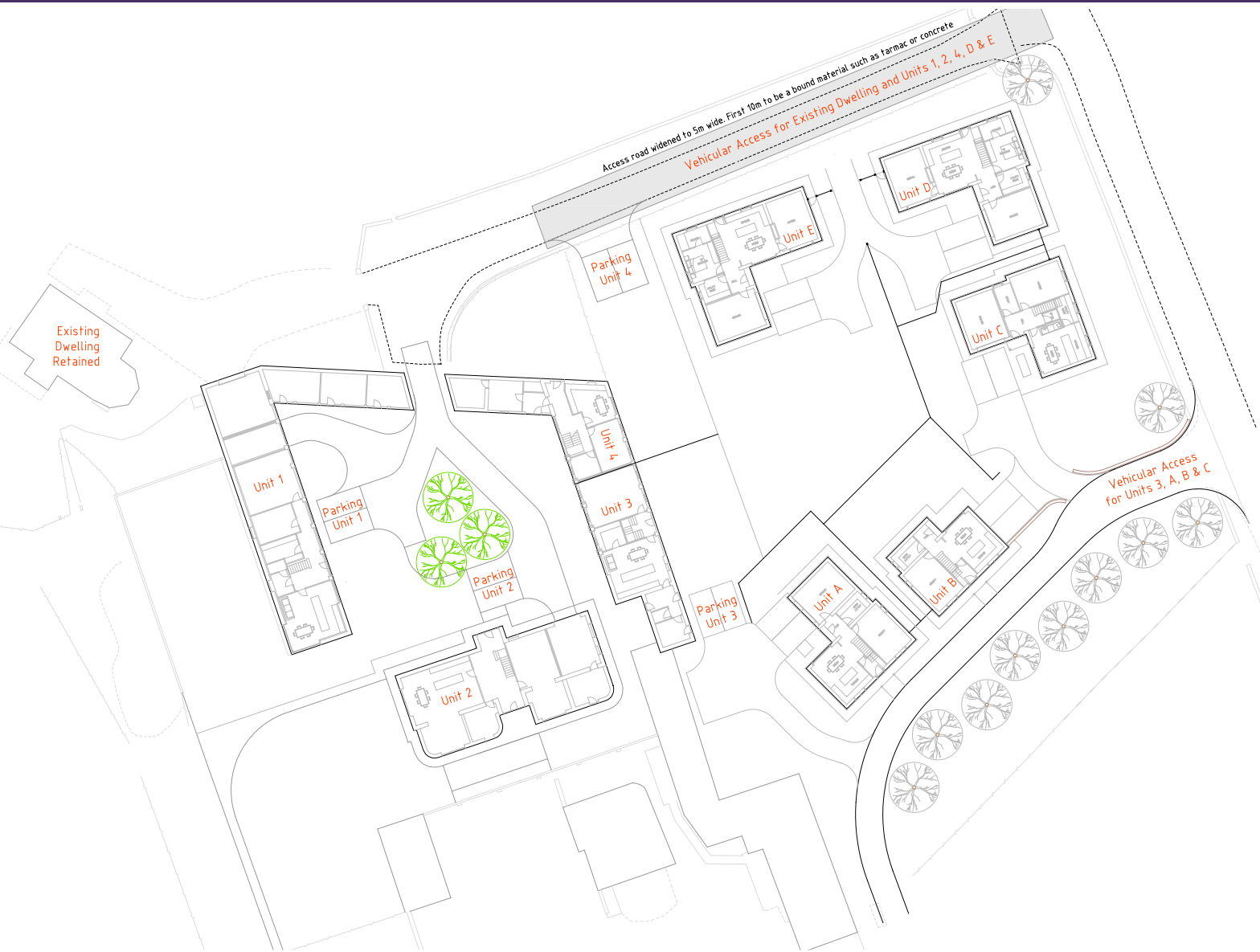


# For Sale Residential Development

Crofton Barns  
Crofton  
Thursby  
CA5 6QB

Edwin  
Thompson



- An exciting development opportunity with the benefit of full planning permission for the conversion of traditional agricultural buildings into four dwellings and outline planning for the erection of five new build dwellings.
- Application number: FUL/2020/0204 – Allerdale Borough Council
- Secluded Rural Location
- Offers invited for the Freehold Interest

Ref: T1162

FIFTEEN Rosehill  
Montgomery Way  
Carlisle  
CA1 2RW

T: 01228 548385  
F: 01228 511042  
E: [carlisle@edwin-thompson.co.uk](mailto:carlisle@edwin-thompson.co.uk)  
W: [edwinthompson.co.uk](http://edwinthompson.co.uk)

Edwin  
Thompson



## LOCATION

The site is located close to the village of Thursby, a short distance away from the town of Wigton, benefitting from direct road frontage.

Wigton is situated just a couple of miles away and offers a wealth of amenities including a village shop, post office, pub, guesthouse, and primary school. The City of Carlisle is located just 8 miles away, offering a broad range of amenities, being the central hub for Cumbria and the Scottish Borders, benefitting from excellent transport links to the South of England and Scotland.

The property offers direct access onto the public highway, lying within 1 mile of the A595, being the primary route between Carlisle and west Cumbria.

## The Opportunity

The site comprises of traditional agricultural buildings with full planning permission for conversion into four dwellings and outline planning permission for the erection of five new build dwellings (FUL/2020/0204). The site benefits from direct road frontage onto West Park Road.

The property is situated on the outskirts of Crofton, only a short distance from Wigton. The site benefits from a rural secluded location. The site is accessible directly from the public highway. The site provides an excellent residential development opportunity with full planning permission for four conversions with outline planning permission for the erection of five new build dwellings which can be viewed on the Allerdale Borough Council website.

## Site Conditions

The purchaser(s) will be responsible for any necessary assessment of ground conditions and will need to satisfy themselves that the development can take place safely.

## Services

It will be the responsibility of the purchaser to install services.

## Proposal

Offers invited for the freehold interest. Please note that the sellers are not obligated to accept the highest or any offer and are free to amend the details as they require without prior notice.

## Legal Costs

Each party to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.

## Money Laundering Regulations

The successful purchaser(s) should be aware that they will have to provide us with documents in relation to the Money Laundering Regulations. Further details are available upon request.

## Viewing

The site is available to view strictly by prior appointment with the Carlisle office of Edwin Thompson LLP.

Contact:

Megan Proctor

[m.proctor@edwin-thompson.co.uk](mailto:m.proctor@edwin-thompson.co.uk)

Tel: 01228 548385

[www.edwin-thompson.co.uk](http://www.edwin-thompson.co.uk)



## IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in February 2022

Regulated by RICS



Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle  
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street,  
Keswick, Cumbria, CA12 5AF.