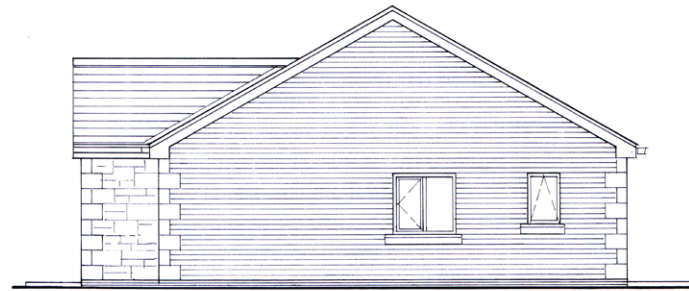
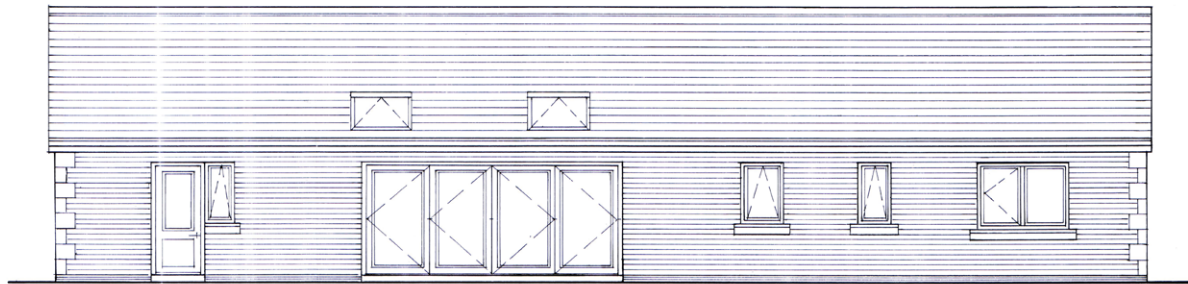


End Elevation NW.



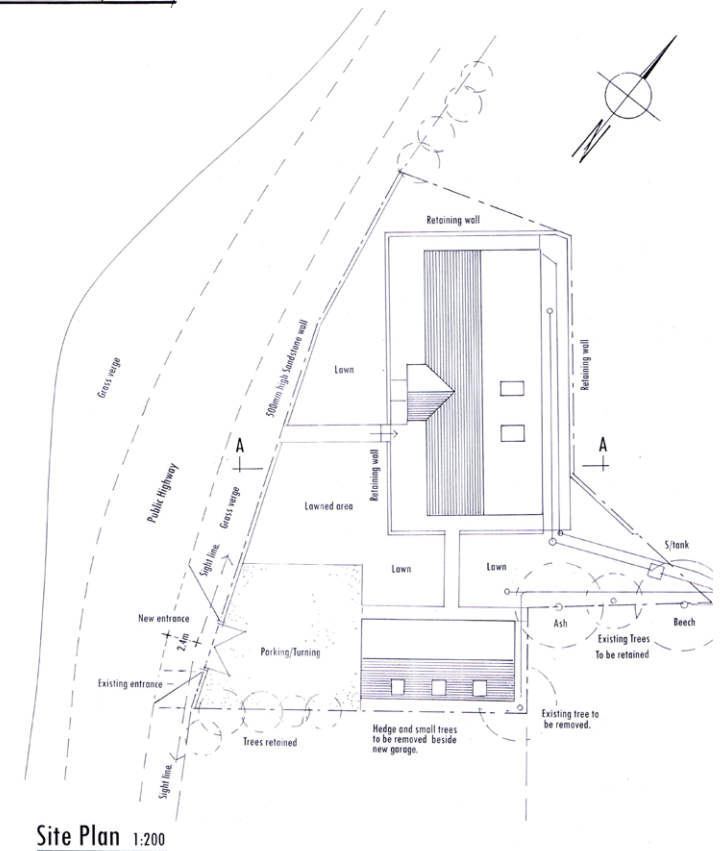
End Elevation SE.



Rear Elevation NE.



Front Elevation SW.



LOCATION

The site is situated in a convenient position to the North of the village of Hethersgill, which is only 8.4 miles from Longtown and 10.5 miles from Kingstown Carlisle. Carlisle offers a wealth of local amenities, shopping and entertainment whilst also benefiting from excellent transport links onto the M6 and A689.

The site offers direct access onto the public highway and is only 6.5 miles from the A689 which takes you straight into Brampton and just 10 miles from the M6 offering easy access to West Cumbria, Scotland and beyond.

DIRECTIONS

When on the M6 motorway, at junction 44 take the A7 exit to Carlisle North/Galashiels. At the roundabout (Greymoorthill interchange) take the 4th exit onto A7. Continue for approximately 1.4 miles then turn right. After 2.8 miles turn left onto the onto A6071, once on the A6071 continue for 0.4 miles and turn left following the sign pointing to Roadhead. Continue for 0.4 miles then turn Left and keep on this road for 3.9 miles. Turn right at the end of the road and Selby Garth is located on your left 0.8 miles down.

DESCRIPTION

The sale of the site at Selby Garth offers an exciting opportunity to purchase a development site which has planning approval for the erection of a replacement two-bedroom bungalow and detached garage. Located just north of the village of Hethersgill. The planning provides for a spacious living room and kitchen within the bungalow and also a large garage with room for vehicles to park within. The village of Hethersgill is a very rural North Cumbrian community, positioned between Hadrian's wall and the Scottish border, it sits on a crossroads to the northeast of and approximately 11 miles from Carlisle – accessing Smithfield, Walton, Brampton, and Bewcastle. There is a popular pub (The Black Lion), St Mary's church and the village hall.

PLANNING PERMISSION

The property benefits from planning approval for a replacement bungalow with a detached garage. Further details on this can be obtained from the selling agent.

Planning ref: 20/0331. Under Carlisle City Council.

SITE CONDITIONS

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

METHOD OF SALE

The property is offered for sale as a whole by Private Treaty. Offers should be submitted in writing to:

Mr Matthew Bell, Edwin Thompson, FIFTEEN Rosehill, Montgomery Way, Carlisle, Cumbria CA1 2RW.

The vendor reserves the right to withdraw / exclude any of the land shown at any time and to generally amend the particulars for sale and method of sale. Therefore, prospective purchasers are advised to register their interest with the selling agents.

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.

SERVICES

It is the responsibility of prospective purchasers to make their own enquiries into the availability of acceptable connections.

TENURE & POSSESSION

The property is offered for sale freehold with vacant possession being given upon completion.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with any benefit of all rights of way, whether public or private and any existing or proposed wayleaves, easements, rights of servitude restrictions and burdens of whatever kind whether referred to in these particulars or not. The buyer will be held to satisfy himself or herself on all such matters.

VIEWING

Viewing is permitted at any reasonable time with the possession of these particulars constituting authority to view. Anyone viewing is respectfully asked to ensure that any gates are securely closed on entering and exiting the property.

MONEY LAUNDERING REGULATIONS

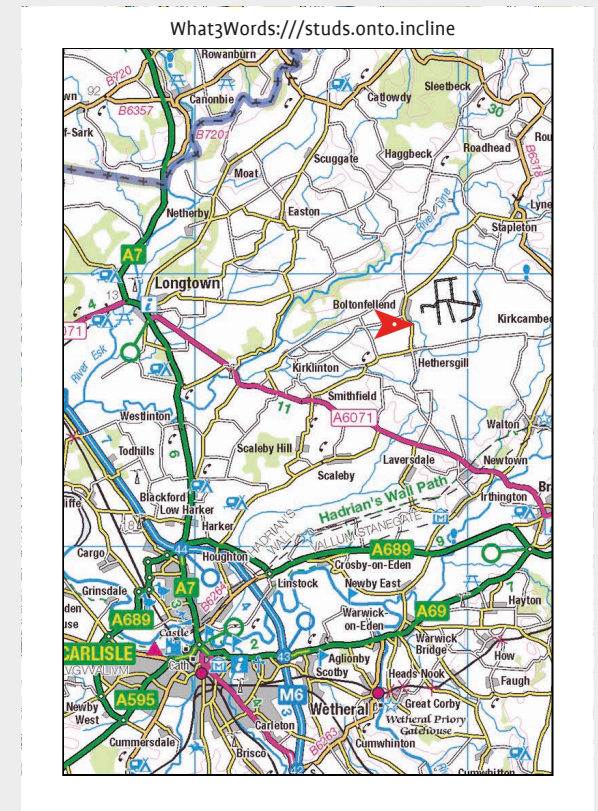
The successful purchaser(s) should be aware that they will be required to provide the vendors agent with documents in relation to Money Laundering Regulations. Further details are available upon request.

SELLING AGENT

Mr Matthew Bell MRICS FAAV

Edwin Thompson
FIFTEEN Rosehill
Montgomery Way
Carlisle, Cumbria, CA1 2RW

Email:
Matthew Bell: m.bell@edwin-thompson.co.uk
Megan Proctor: m.proctor@edwin-thompson.co.uk



IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this land and 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 July 2022