

REF: F10/ V2

IR Ian Ritchie
Land Agents

Mobile: 07885 813 686

Office: 07719 470 597

Email: office@ianritchielandagents.co.uk

VAT Reg: 322 6100 55

www.ianritchielandagents.co.uk



Particulars of sale of:
Residential Development Site
For 13 Building Plots with outline
Planning Permission
Low Hesket, Carlisle CA4 0ES

FOR SALE BY PRIVATE TREATY AS A WHOLE

Extending to approximately 2.03 acres (0.82 ha) or thereabouts.
Outline permission for 13 building plots.



Introduction / Location:

The building plots lie to the south of Low Heskett village Hall with roadside frontage along the eastern boundary of the site onto the A6 as shown on the attached plan highlighted red.

Method of Sale

The property will be offered for sale by private treaty as a whole. Individual plots will not be sold separately.

Offers are to be made in writing to Ian Ritchie Land Agents Ltd.

The vendors reserve the right to sell the property without setting a closing date and therefore any potential purchasers are advised to register their interest with Ian Ritchie Land Agents Ltd. The vendors reserve the right to exclude any part of the property shown or generally amend the sales particulars.

Viewing

Prospective purchasers of the land may view on foot only at any reasonable daylight hour whilst in possession of a copy of these sales particulars.

Access

The site is to be accessed along its eastern boundary direct from the A6.

General Description

The residential development site is to be sold as a whole and extends to approximately 2.03 acres (0.82 hectares) or thereabouts. Outline planning permission for the 13 building plots was granted by Eden District Council with the decision notice being issued on the 21st January 2022. The application number is 21/0370. The application decision notice together with all other documents connected with the planning application can be viewed on Eden District Council's website www.eden.gov.uk. The indicative site plan that formed part of the planning application has the site laid out with 6 bungalows and 7 two story dwellings. Of the total number of 13 houses 3 of them are to be classified as affordable housing. A section 106 agreement has been drawn up regarding the affordable housing and an electronic copy of this can be made available by contacting our office. The section 106 agreement is dated 19th January 2022.

Services

A mains electricity overhead pole line with transformer is located on land belonging to the vendor next to the land being sold. The vendor has also confirmed that a United Utilities watermain is located next to the property. The purchaser is to be responsible for the cost of any necessary upgrades to these supplies.

Retained Access and Drainage Rights

Part of the conditions of sale will enable the Vendors to retain the right to take access through the site to their retained land to the south and also to drain their retained land through the site.

General Remarks

Tenure

We understand that the title of the property is freehold. The land will be sold with the benefit of vacant possession.

Exchange of Contracts, Vacant Possession and Completion

The purchaser will be required to pay a 10% deposit of the purchase price on exchange of contracts. The deposit will be non-refundable in the event of the purchaser being unable to complete a sale for any reason not attributable to the Vendors or their agent. Vacant possession will be given on completion.

Matters of Title

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, Sites of Special Scientific Interest etc) whether public or private and whether constituted in the title deeds or not. The purchaser will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendors Solicitors, Bethan Griffiths at Cartmell Shepherd Solicitors, Bishop Yards, Penrith CA11 7QU for full details.

Ingoings

There are to be no ingoing claims effecting the property.

Purchaser Registration

As part of the Money Laundering Regulations relating to the sale of property, we as selling agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of their identity prior to an offer being made.

Important Notice

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest, please ask for further information. The vendors reserve the right to sell the property without notice.

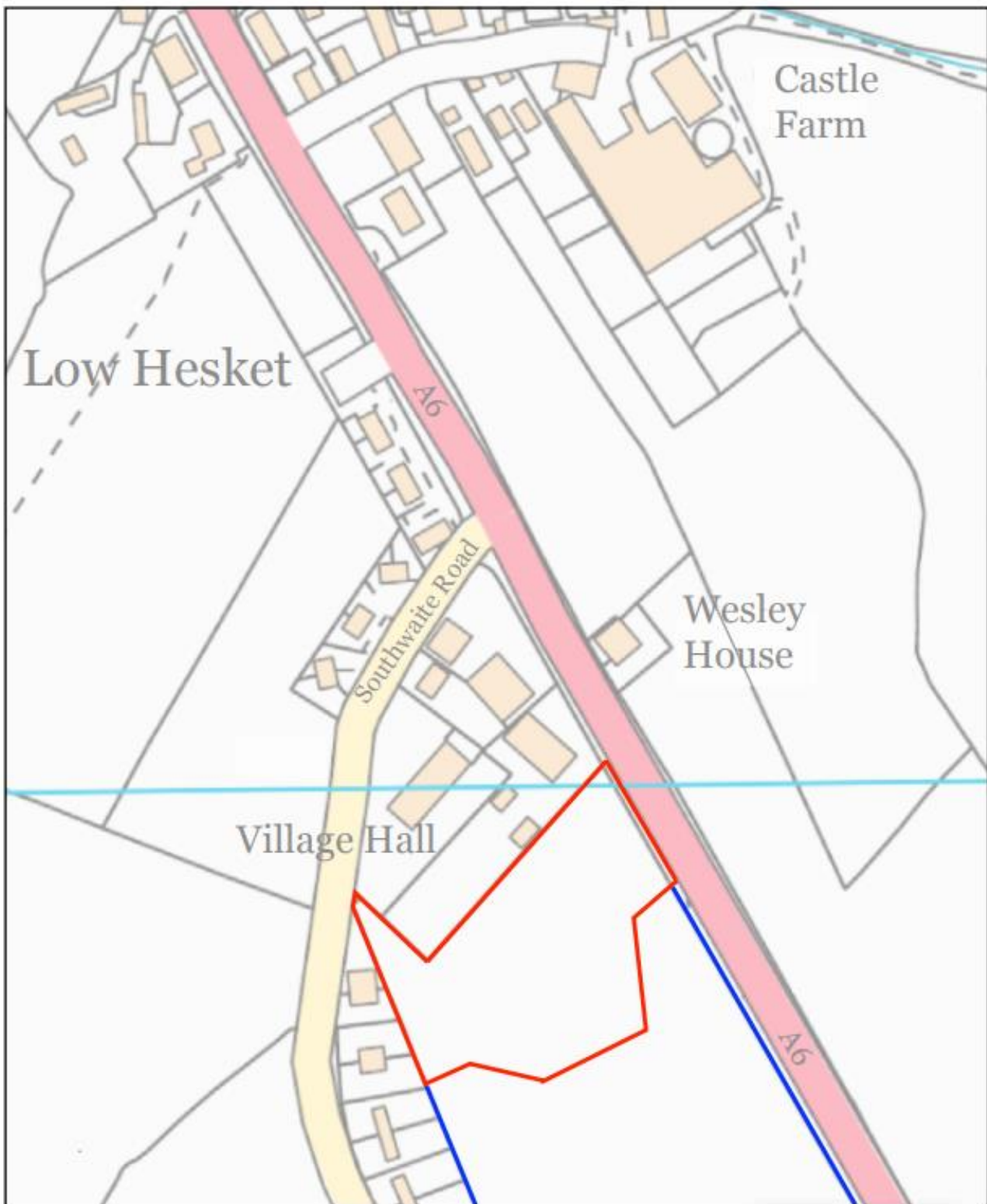
Solicitors

If you require any information of a legal nature, please contact Bethan Griffiths at:

Cartmell Shepherd Solicitors
Bishops Yards
Penrith
CA11 7QU
Tel: 01768 862326
Email: penrith@cartmells.co.uk

Sole Agents

Ian Ritchie Land Agents Ltd
Shannondale
Newbiggin
Penrith
Cumbria
CA11 0HT
Tel: 07885 813 686 Office: 07719 470 597
Email: ian@ianritchielandagents.co.uk



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R Ian Ritchie
Land Agents