



Guide Price £50,000

Particulars of sale of:

Land with planning permission
for buildings

Near to Burgh by Sands,
Carlisle, Cumbria

FOR SALE BY PRIVATE TREATY AS A WHOLE

A single field enclosure extending to approximately 2.85 acres (1.152 hectares) or thereabouts together with full planning permission for storage shed with toilet facilities and separate greenhouse.

Introduction / Location:

The land lies adjacent to a recently upgraded hardcore access track which is also a public footpath in open countryside as shown on the attached sale plan. The land does not have a specific postcode of its own but its What3Words location is sweetened.decrease.overhead. The grid reference for the land is NY32156 58131.

Method of Sale

The property will be offered for sale by private treaty as a whole. Offers are to be made in writing to Ian Ritchie Land Agents Ltd using the offer form that can be downloaded from our website. If you do not have internet access, please contact the office so that we can then forward a paper copy of the offer form to you.

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

Viewing of the property is to be strictly by appointment with the Sole Agents, Ian Ritchie Land Agents Ltd, Shannondale, Newbiggin, Penrith CA11 0HT.

Tel: 07885 813 686 or 07719 470 597.

Email office@ianritchieilandagents.co.uk

Guide Price

The property has a guide price of £50,000 for the land extending as a Whole to 2.85 acres (1.152 ha) or thereabouts.

Access

Access to the property is taken via a recently upgraded stoned access track providing easy access to the property by car or 4x4 vehicle. The track is shown on the attached sale plan marked A – B – C and is located mid-way between the villages of Burgh by Sands and Moorhouse. The vendor has also confirmed that large goods vehicles have been used to deliver stone and concrete to the property in the past.

General Description

The property as a whole extends to 2.85 acres (1.152 hectares) or thereabouts. The property consists of a single field enclosure which includes an area of hard standing, a former wagon container together with the field which may be suitable for equestrian use. The property also benefits from planning permission dating back to June 2007 for the erection of a greenhouse and a secure store with office and toilet facilities for use in association with the growing of vegetables on the land. The planning application and all associated documentation can be viewed on Carlisle City Council's website, www.carlisle.gov.uk under planning reference number 06/0620. Condition 2 and condition 6 attached to the above planning permission were discharged in 2008 under application reference number 08/1144. The vendor has made enquiries to Carlisle City Council regarding the planning application and Laura Brice, assistant planning officer has confirmed that building control inspected the site on 4th February 2010 and considered the development as having commenced meaning that the permission was implemented within 3 years of its approval. The footings for the secure storage shed have been installed by the vendor. We therefore understand that it will be in order to construct the greenhouse and secure storage shed on the understanding that they are carried out in accordance with the approved plans and the original planning application. On checking the planning application, we understand that the secure storage shed is to measure 18.30m x 9.15m (60ft x 30ft) complete with an office located on a mezzanine floor within the building, together with toilet facilities. The proposed greenhouse is to have an overall footprint measuring 28m x 16m (91ft 10" x 52ft 6"). The property benefits from a shared water supply but does not have an electricity supply on site.



General Remarks

Tenure

The property will be sold with the benefit of vacant possession.

Exchange of Contracts, Vacant Possession and Completion:

The purchaser(s) 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(s) 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 (footpaths, bridleways, 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(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendors Solicitors on any matters arising.

Ingoings

There are to be no other ingoing claims effecting the property.

Boundary Maintenance

The maintenance liability for the property is shown in the usual manner on the attached sale plan with inward facing "T" marks denoting liability. Where no "T" marks exist, the responsibilities are not known.

Basic Payment Scheme (BPS) / Entitlements

There are no Basic Payment Scheme entitlements included within the sale.

Purchaser Registration

As part of Government Anti-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.

Further Photographs and Offer Form

Additional photographs of the property and the offer form can be viewed on our website.

The website address is

www.ianritchielandagents.co.uk.

From the Home page, select 'Properties for Sale' and then click on the text saying 'Land near Burgh by Sands' which is located to the right of the photograph of the property. From here the particulars, offer form and additional photographs of the property can be downloaded and viewed.

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 the vendors solicitors:

Bendles Solicitors (Pam Enon dealing)

1 Victoria Place or Portland Building
Wigton Cooper Way
CA7 9PJ Kingstown
Tel: 016973 42121 Carlisle
CA3 0JG
01228 522215

Email: pe@bendlessolicitors.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



Particulars prepared: January 2023
Photographs taken: December 2022

Planning Permission Site Plan

CITY OF CARLISLE
TOWN & COUNTRY PLANNING ACT 1990
AND ASSOCIATED ORDERS AND REGULATIONS
THEREUNDER

This application has been ~~Approved~~ / ~~Refused~~ under the above Act and Regulations in accordance with the terms of the official Notice of Approval / ~~Refused~~ under Application Reference No. **06/0620**
Track to Burgh by Sands

Date: **01 JUN 2007**

M. Eales
Head of Planning Services

The map shows a grid of fields with the following details:

- Field 0025: 113ha, 28
- Field 0015: 1.055ha, 2.61
- Field 0001: 279ha, 69
- Field 0094: 781ha, 1.93
- Field 0916: 1.152ha, 2.85 (containing 'secure store' and 'Greenhouse')
- Field 1419: 946ha, 2.34
- Field 1100: 494ha, 1.22
- Field 2617: 1.881ha, 4.65
- Field 1911: 239ha, .59
- Field 2509: 869ha, 2.15
- Field 2300: 583ha, 1.44

CUMBRIA

Track to Thurstanfield

SITE PLAN 1 to 2500th

SCANNED
30 MAY 2006

LOCATION PLAN
Burgh by Sands, Carlisle, Cumbria, for Mr. A. E. Turnbull at Golden Dawn Nurseries, Nealhouse Grt. Orton, Carlisle, Cumbria, CA5 6LH.

field No. 0916 at

PLANS

H. TURNBULL
Auto-cad Architectural Technologist
phone 01228 711294

DRG. No. 204/1

Date March 2006

SCALE:- Indicated

Land near Burgh by Sands

