

FOR SALE

Development/Land/6 acres (2.43 hectares)/£OFFERS



Caldew Bank Field, Cummersdale,

Carlisle

CA2 6BN

Walton Goodland

agency@walgoodland.com

01228 514 199



LAND FOR SALE WITH RESIDENTIAL DEVELOPMENT POTENTIAL ON EDGE OF VILLAGE

- APPROXIMATELY 6 ACRES OF FREEHOLD GRAZING LAND WITH POTENTIAL FOR ADDITIONAL LAND
- ATTRACTIVE ACCESSIBLE LOCATION WITH RURAL OUTLOOK TOWARDS CALDEW AND BEYOND
- 3 MILES SOUTH OF CARLISLE CITY CENTRE CLOSE TO BY-PASS

DESCRIPTION

The initial land for sale extends to approximately 6 acres although there is scope for additional land beyond. The wider site comprises a large single field of agricultural grazing land bounded by Caldew Road to the south-east with open views east and south across countryside, the outer city suburb and beyond.

SITE AREA

6 acres (2.43 hectares), edged red. Additional landholdings will also be considered, edged blue.

SERVICES

The site is undeveloped greenfield land. All mains services are assumed to be located in the adjoining main road which is an adopted highway. It is the responsibility of the purchaser to determine the exact position of existing services and to arrange for any connection to the site.

TENURE

Freehold with vacant possession.

PRICE

Offers invited for either the whole of the land as one single lot or alternatively a phased sale in tranches of minimum 2 acres will be considered subject to planning.

PLANNING

The site sits adjacent to the existing settlement boundary for the village of Cummersdale but does not currently benefit from planning permission for residential development.

Originally promoted through the Strategic Housing Land Availability Assessment (SHLAA), the site may be considered suitable for housing development subject to compliance with current planning criteria. For all planning enquiries please refer to:-

Carlisle City Council, Civic Centre, Carlisle, CA3 8QG (01228 817000).

VAT

All prices are quoted exclusive of but may be liable to VAT. We recommend that prospective purchasers establish the VAT implications before entering into any agreement.

VIEWINGS

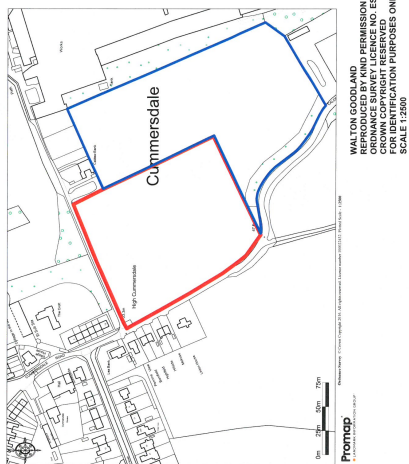
The site can be viewed from the roadway.

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

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