

FOR SALE



Commercial/Development/Industrial/Land/Workshop/1.1 acres
(0.47 hectares)/£ALL ENQUIRIES

**Land at Kirkbride Airfield, Kirkbride,
Wigton**
Cumbria, CA7 5HP

Walton Goodland
agency@waltongoodland.com
01228 514199 (Carolyn Hardy dealing)



1.1 ACRES OF DEVELOPMENT LAND LOCATED ON POPULAR INDUSTRIAL ESTATE WEST OF CARLISLE

- WOULD SUIT A VARIETY OF INDUSTRIAL, STORAGE OR COMPOUND USES
- LAID TO MIX OF CONCRETE AND HARDCORE
- ALTERNATIVE USES S.T.P.

DESCRIPTION

The available land (outlined in red on the plan attached to these particulars) is laid to part concrete, part hardcore comprising an approximately 1 Acre site.

An additional strip of land (outlined in blue on the plan attached to these particulars) giving direct access to the runway may be available, subject to separate negotiation.

LOCATION

The Land is located on Kirkbride Airfield Industrial Estate, close to the village of Kirkbride approximately 13 miles west of Carlisle and 6 miles north of Wigton.

Other occupiers include a mix of light industrial workshop users along with storage and distribution.

TENURE

The Land is available freehold with vacant possession.

VIEWINGS

The site is upon a working industrial estate and parties can access the site to view, at their own risk.

For further information and accompanied viewings please contact Walton Goodland.

ACCOMMODATION

The site comprises the following approximate area:

1.1 Acres (0.47 hectares)

SERVICES

We understand that mains electricity, water and drainage are laid to the estate.

It is the Purchaser's responsibility to confirm whether the appropriate utilities required can be made available to the site.

PRICE

Offers in the region of £200,000.

VAT

All prices are quoted exclusive of VAT but may be liable to VAT.

We recommend interested parties establish the VAT implications before entering into any agreement.

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.

Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303
agency@wالتongoodland.com www.wالتongoodland.com



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