

# FOR SALE



Development/Land/2 acres (0.8 hectares)/£450,000

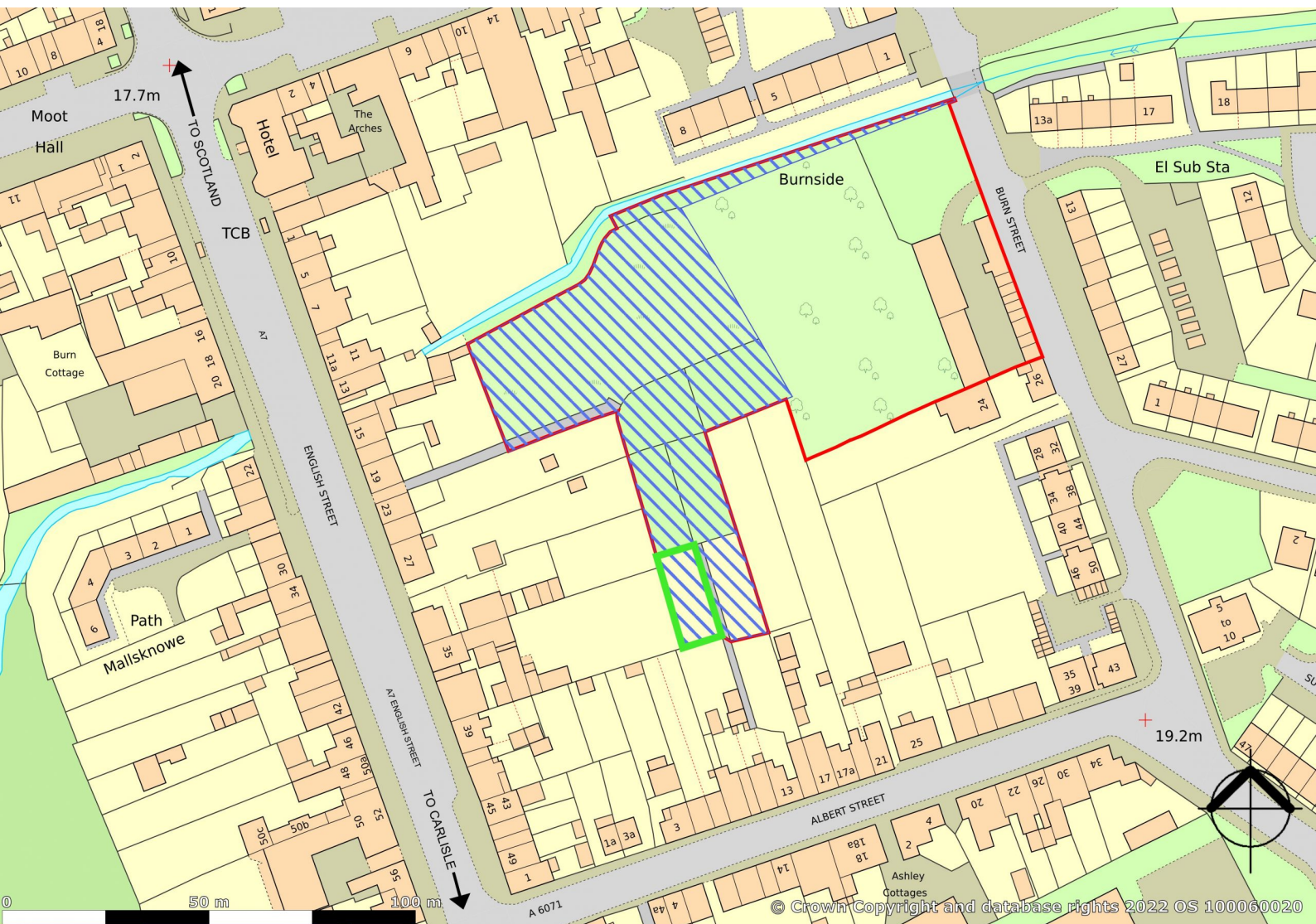
## Land at Burn Street, Longtown

Cumbria, CA6 5XW

Walton Goodland

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01228 514199 (Carolyn Hardy/Michael Walton dealing)



## FREEHOLD DEVELOPMENT SITE TO CENTRE OF RESIDENTIAL AREA IN LONGTOWN, CUMBRIA

- 2 ACRES (0.8 HECTARES) OF RESIDENTIAL DEVELOPMENT LAND FRONTING BURN STREET
- PART PREVIOUSLY APPROVED FOR RESIDENTIAL DEVELOPMENT OF 9 NO. PROPERTIES

## DESCRIPTION

The site comprises part of the former Catholic Church (which has now been demolished), with adjacent open space and the former allotments, sitting partly within the Longtown Conservation Area.

Offering a unique opportunity to provide residential accommodation within a popular market town the site has been partly allocated as a primary residential area within the Carlisle and District Local Plan 2015-2030.

## LOCATION

The site is located fronting Burn Street to its eastern boundary, with Lochinvar Beck to its northern boundary and residential properties to the south. The land sits approximately 0.2 miles east of the A7 trunk road and 6 miles from access to the M6/M74 motorway and A689 (Carlisle to Newcastle route) at Junction 44. The area is a popular residential area containing a mix of dwelling types and a care home.

## TENURE

The site is available freehold, subject to a 999 year long leasehold from 1903 of the area outlined in green on the plan attached to these marketing particulars. Other than the long leasehold mentioned, the site is free from any onerous easements, or restrictions.

## VIEWINGS

The site can be viewed from Burn Street.

Interested parties can freely walk onto the site without supervision but do so at their own risk.

## SITE AREA

The site comprises 2 acres (0.8 hectares) or thereabouts.

## SERVICES

We are advised that mains electricity, water, and drainage are available to the front of the site.

It is the responsibility of the purchaser to determine position of any services to the site, as well any additional connections that may be required.

## OPPORTUNITY

The land is surrounded by residential housing, albeit residential planning permission for part of the site has now lapsed (ref: 11/0279).

All planning enquiries should be directed to the Planning Department at Carlisle City Council at [www.carlisle.gov.uk](http://www.carlisle.gov.uk).

## PRICE

Offers in the region of £450,000 are invited for the freehold interest in the land, with the benefit of vacant possession.

## VAT

VAT is payable in addition to the sale price on the area hatched in blue on the plan attached to these marketing particulars.

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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