



GREENHOLME

5.5 ACRE RESIDENTIAL
DEVELOPMENT SITE FOR SALE



WELCOME TO VILLAGE LIFE

A development opportunity in the Eden Valley

Greenholme is an exclusive 5.5 acre development site set amidst the picturesque beauty of the Eden Valley with unrivalled vistas across the wild natural landscape of the northern Pennines.

With planning approval for 15 dwellings the potential exists to create a rural escape blending sustainable living with heritage, the environment and modern lifestyle demands of connectivity and accessibility.

A fusion of old and new the site is a vision of modern country style aesthetics. A perfect mix of rural ambience with the comfort of multiple local village amenities to hand.

Located on the eastern fringes of the popular commuter settlement of Warwick Bridge, the site is well positioned providing immediate access to the A69 as well as being within four miles of access to the M6 at Junction 43.

Nestled between two UNESCO World Heritage sites the land is equidistant from the historic city of Carlisle and Carlisle Lake District Airport.

Mainline west coast rail services stop in Carlisle serving Glasgow, Edinburgh and London. Public transport services link direct to Newcastle from the site which is also within walking distance of a Co-op, renowned butchers, rural serviced office centre, doctors' surgery and public house.



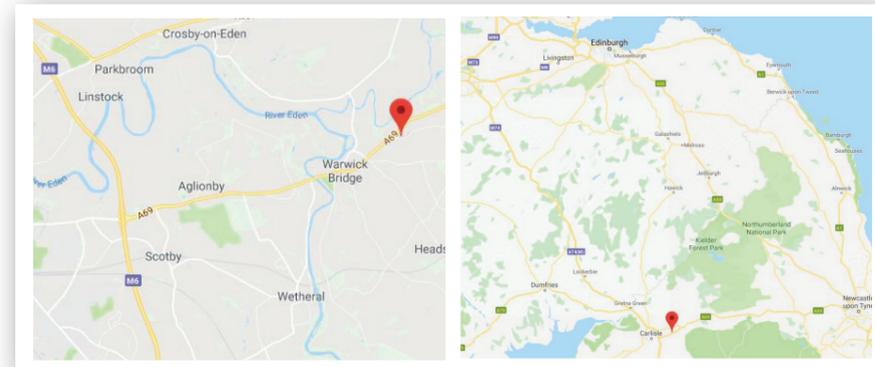
SITE & LOCATION PLAN

A 5.5 acre site comprising a Grade II Listed former steading consisting of derelict farm outbuildings surrounded by wild landscaped agricultural land in a greenfield setting.

Mature woodland trees occupy the north and eastern boundaries overhanging a small beck. Elsewhere the land undulates only slightly bordering the A69 to the north and Peacock Lonning to the south.

A private road, built for construction vehicles, to become the principal access following completion has already been constructed and passes through the site on a north/south axis.

Planning Permission has been approved and implemented by the current vendor (Ref: 16/1061). Consent currently exists for a total of 15 dwellings comprising a mix of 10 large 4/5 bedroom new build detached houses, positioned to the south of the site, with separate 5 unit listed building conversion.



FURTHER INFORMATION

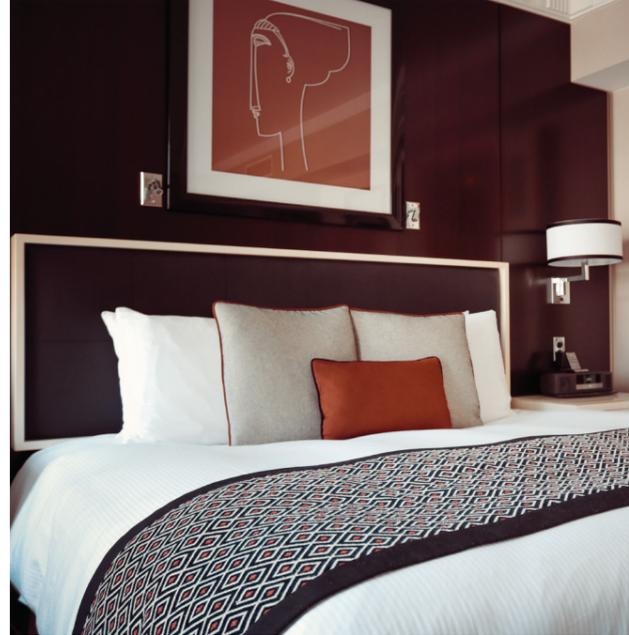
The steading is positioned around a central courtyard and located adjoining the northern boundary of the site. The new build element is designed to act as enabling development and is separately accessed off the private estate road bordering Peacock Lonning with a southern aspect and open vista.

Of the proposed 5 dwellings in the Grade II Listed part, 2 have been designated live/work units. Restrictions apply, however, due to more advanced building technology and materials this condition could be removed on request subject to detailed design representation.

Please contact the selling agents if you have any specific planning queries regarding the site or go direct to the Local Planning Authority at www.carlisle.gov.uk.

PLEASE NOTE the following:-

1. All planning conditions have now been fully satisfied by the vendor with all necessary surveys and reports undertaken and paid for.
2. It is anticipated that due to an increase in build costs, since planning was approved in 2016, there may be a strong case to increase the number(s) of new build dwelling houses to facilitate the conversion of the former steading.



OPPORTUNITY

Residential Development

Opportunity with planning permission implemented and all precedent conditions satisfied the site is presented ready for immediate development.

An opportunity exists to:

Create something different, a statement and a legacy.

Exploit the availability of open space at the site.

Create a natural sustainable environment and rural ideal but in a conveniently situated location.

Emphasise the connection between indoors and outdoors and showcase the full aspect of the surrounding rural countryside and fells by maximising light and space.

To synthesize different building components and textures morphing modern and traditional materials to achieve a strong architectural design.

To increase the existing number of new build dwellings and re-submit planning for an alternative scheme comprising multiple units of differing type and design.

To obtain consent for the removal of the live/work conditions on the 2 listed building refurbishment units and achieve a fully open market site.

Alternatively, to build out a less intensive, reduced density scheme creating larger plot sizes incorporating more of the common external grounds.

Services:

Mains electricity and water are available to the site, subject to reconnection where necessary. Surface water drainage is dealt with on site. No SUDS or soakaways are required. The site benefits from drainage directly into the natural ditches along the eastern and southern boundaries.

A sewage treatment plant is required. There is no mains drainage connection to the site.

Mains gas connection is available to Peacock Lonning opposite the entrance into the site.

Interested parties should make their own enquiries of the relevant utility service providers to satisfy themselves with regard to the provision of services.

Tenure:

Freehold with full vacant possession.

Proposal:

Offers are invited to purchase the freehold interest in the site with the benefit of full planning. The following points are relevant:-

Planning permission has been instigated.

All planning conditions have been satisfied.

All surveys and reports have been commissioned and completed.

Unconditional offers are invited and must be forwarded to the selling agents by no later date than **Friday 14 December 2018 at 12 noon.**

Consideration may be given to conditional offers, subject to planning, however the vendor reserves the right to assess the viability and likelihood of gaining planning approval within a reasonable timescale. If this cannot be achieved then the offer will be dismissed.

The vendor is not required to accept the best or highest offer.

Viewing:

The site can be viewed from the roadside. Direct access into the site is via prior appointment with the sole selling agent. Anyone entering the site unauthorised does so at their own risk and the vendor and selling agent accept no responsibility for this.

Directions:

From the M6, Junction 43, exit the roundabout and head east on the A69 signposted Hexham and Newcastle. After approximately 4 miles you will pass through the village of Warwick Bridge. This leads into Corby Hill. There is a Coop and BP petrol filling station on the right hand side. Keep straight ahead passing through the traffic lights heading towards Brampton. Take the first exit after the traffic lights in approximately ¼ mile onto Peacock Lonning. The entrance to the site is on the left hand side after approximately 200m.

CONTACT US

If you have any questions or would like more information please contact Stephen Sewell, Director, Walton Goodland using the details below.



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