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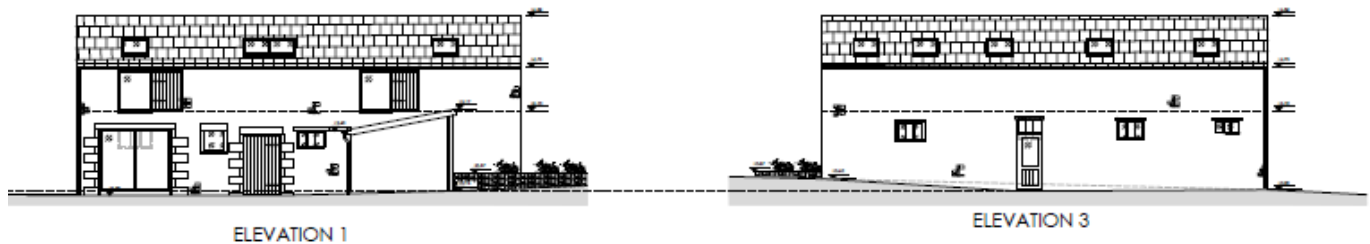
Preliminary Particulars

Auctioneers • Surveyors • Valuers • Land Agents

Tel: (016973) 44901 ~ Email: landagent@hopesauction.co.uk
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Particulars of Sale of

DEVELOPMENT OPPORTUNITY
BARN AND LAND AT POWHILL,
KIRKBRIDE, WIGTON, CUMBRIA, CA7 5LF



AN EXCLUSIVE OPPORTUNITY TO DEVELOP A SUPERB FAMILY HOME ON AN EXTENSIVE PLOT OF LAND. THE PROPERTY COMPRISES OF A SANDSTONE AND SLATE BUILT BUILDING WITH PLANNING PERMISSION TO CONVERT INTO A THREE BEDROOM PROPERTY, A RANGE OF BUILDINGS AND A REDUNDANT FORMER HOUSE AND LAND EXTENDING TO 4.75 ACRES LAID OUT IN SEVERAL USEFUL PADDOCKS.

FOR SALE BY PRIVATE TREATY

Guide Price: £240,000

Sole Agents:

Hope's Auction Company Limited
Syke Road
Wigton
Cumbria, CA7 9NS
Tel: 016973 44901
Email: landagent@hopesauction.co.uk

Solicitors:

Bendles Solicitors
1 Victoria Place
Wigton
Cumbria, CA7 9PJ
Tel: 016973 42121
Email: info@bendleswigton.co.uk

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Introduction/Location

The property is located in the hamlet of Powhill close to the village of Kirkbride. The entrance drive to the property will be marked with a "Hopes For Sale Board".

The property comprises of the former farm buildings at Powhill Farm which are now offered for sale with benefit of planning permission to convert the sandstone barn to a stunning three bedroomed house.

General Description of the Buildings

Stone Built Barn 5.5m x 15.1m with slate roof. The building is partially lofted.

Five Bay Cattle Shed 15.8m x 27.7m block built with tin clad walls and tin clad roof containing cubicles and loose pens.

NB: It is a condition of the planning for the conversion of the stone barn that livestock cannot be kept in this building once the stone barn has been converted.

Two Bay Monopitch Tin Barn 7.00m x 6.60m.

Full details of the application can be found at www.allerdale.gov.uk under Planning ref 2/2018/0023



Services

The holding benefits from a mains water and electricity connection. A septic tank will be required to be installed by the successful purchaser.

Viewing

Viewing of the property is strictly by appointment with the Sole Agents, Hopes Auction Co Ltd, Syke Road, Wigton, Cumbria, CA7 9NS, Tel: 016973 44901, Email: landagent@hopesauction.co.uk.



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Matters of Title

The property is sold subject to all existing burdens (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.

The property is offered Freehold with vacant possession

Access will be granted over the area coloured blue for all purposes.

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. This is to take place within four weeks of an offer being accepted. 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 which is to take place within four weeks of exchange of contracts.



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 whatever 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 Vendor Reserves the right to sell the property without notice.

Particulars Prepared August 2021



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