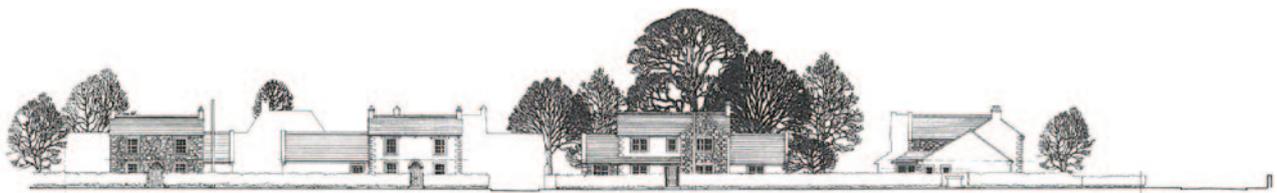


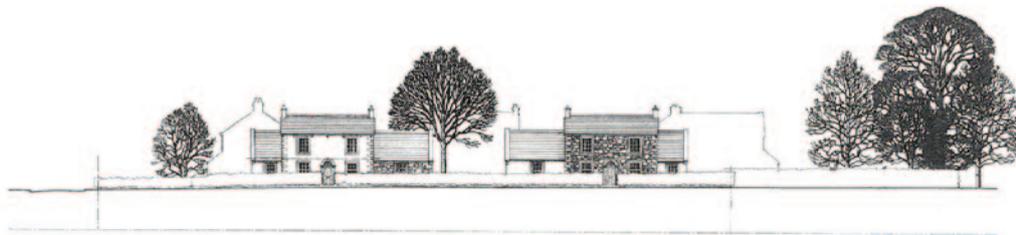
Residential Development – For Sale

Land at Moorhouse
Carlisle
CA6 6EY

Edwin
Thompson



Elevation to Monkhill Rd.



Elevation to B5307

Not to Scale
Indicative

- Outline Planning Permission Granted for Erection of 9 Dwellings under Planning Reference Number: 16/0387
- Prime location with easy access to A689 / Junction 44 of M6
- Offers invited for the freehold interest

Ref: KM4951

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Location

This exclusive development opportunity is situated in the attractive Cumbrian village of Moorhouse.

The nearby city of Carlisle has a residential population of 75,000 and an estimated catchment population of 235,000. As well as being the dominant shopping location, it is also the administrative centre in Cumbria and the Borders.

The Opportunity

The subject site comprises an agricultural field extending to approximately 0.73 hectares (1.81 acres) with frontage onto the B5307 and Monkhill Road.

The site has outline Planning Permission (Carlisle City Council Reference Number 16/0387) for the erection of 9 dwellings. A copy of the decision notice is attached with these particulars.

Site Conditions

The developer will be responsible for any necessary assessment of ground conditions and will need to satisfy themselves that development can take place.

Services

It is understood that mains electricity, water and sewerage connection is available nearby. It is the responsibility of the purchaser to determine the exact position of existing services and to arrange for any modification/connection of these to the development in consultation with the relevant services providers.

Proposal

Offers are invited for the freehold interest with the benefit of the outline Planning Permission (Carlisle City Council Reference Number 16/0387)

Please note that our client is not obliged to accept the highest, or any offer, without prejudice and subject to contract.

VAT

All figures quoted are exclusive of VAT, where applicable.

Legal Costs

Each party to bear their own legal costs in the preparation and settlement of the sale documentation, together with any VAT thereon.

Viewing

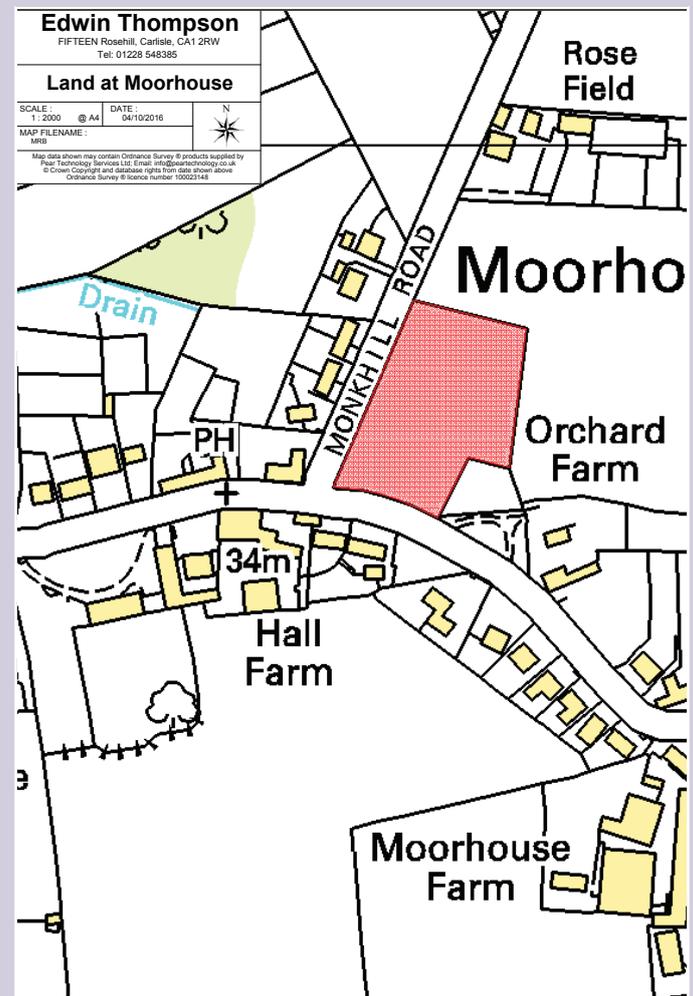
The site is available to view by prior appointment with the Keswick or Carlisle Office of Edwin Thompson LLP.

Contact

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Berwick upon Tweed
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5. These particulars were prepared in October 2016