

# LAND FOR SALE

Beaumont Road  
Carlisle  
Cumbria  
CA2 4RJ

Edwin  
Thompson



- Grazing Land extending to 2.23 hectares (5.51 acres)
- Attractive outlook and potential for re-use in part, subject to planning

**Offers invited for the freehold interest**

Ref – CS4939

FIFTEEN Rosehill  
Montgomery Way  
Carlisle  
CA1 2RW

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## LOCATION

The subject land is located approximately 1 mile south of Carlisle City Centre, Cumbria in the North West of England. The 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. Carlisle is based on the Virgin Rail Link between Glasgow and London Euston. Newcastle International Airport is approximately 50 minutes away reached via the A69.

Beaumont Road links with and runs parallel to Blackwell Road which travels north where it meets up with St Nicholas Bridge which in turn connects with the A6 Botchergate and London Road, approximately 1 mile to the north providing access into Carlisle City Centre or south to Junction 42 of the M6, circa 3 miles away. Blackwell Road also connects with Currock Road providing an alternative route into the City Centre via James Street which links up with Junction Street/Shaddongate, leading to the A595 and the West Coast. To the south, Blackwell Road becomes Durdar Road travelling to Carlisle Racecourse, approximately 0.5 miles away and an alternative route to Junction 42 of the M6, circa 3 miles to the south east.

## DESCRIPTION

The land offered for sale is a useful block of grazing land that has vehicle and gated access from the south end of Beaumont Road and being bounded by the Wire Mire Beck to the west with agricultural land beyond and residential dwellings to the east.

The total area extends to approximately 2.23 hectares (5.51 acres) arranged as a single field enclosure with mature hedging and trees at the eastern boundary which rises up to the adjacent housing.

It is understood that the land benefits from mains electricity and water. Prospective purchasers should make their own enquiries to establish the exact services available on site.

## RIGHTS, EASEMENTS AND OUTGOINGS

The land is sold subject to and with the benefit of all rights of way, whether public or private and any existing proposed wayleaves, easements, rights of servitude, restrictions and burdens of whatever kind whether referred to in these particulars or not. The buyer will be held to satisfy himself or herself on all such matters.

## VAT

It is advised that VAT will not be payable on the purchase price of the land.

## METHOD OF SALE

The land is offered for sale by Private Treaty as a whole. Offers should be submitted to the selling agent (Edwin Thompson, FIFTEEN, Montgomery Way, Rosehill, Carlisle CA1 2RW). A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agent following inspection.

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

## LEGAL COSTS

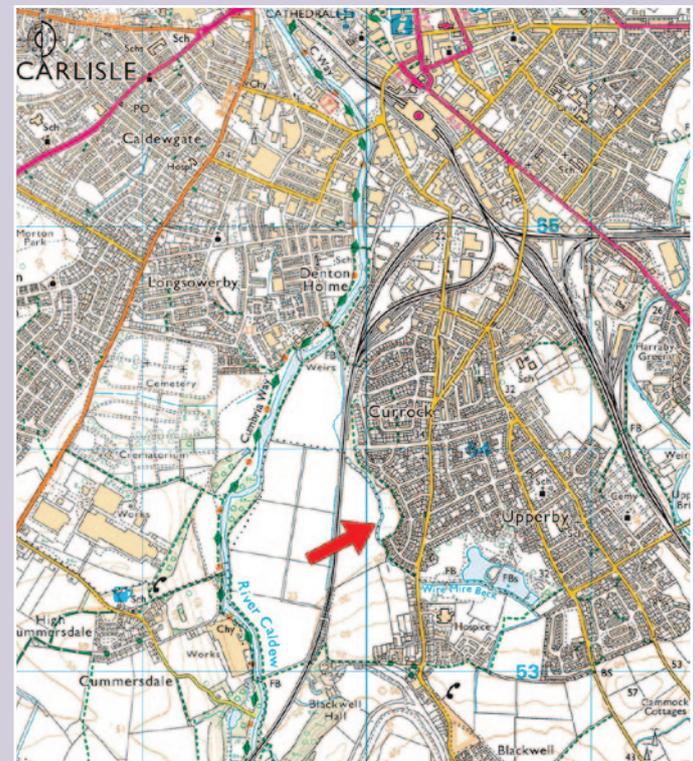
Each party to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.

## VIEWING

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

John Haley, j.haley@edwin-thompson.co.uk  
Joe Ellis, j.ellis@edwin-thompson.co.uk

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Berwick upon Tweed  
Carlisle  
Galashiels  
Kewick  
Newcastle  
Windermere

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Registered office: 28 St John's Street,  
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## IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
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4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in February 2017.