

# For Sale - Residential Development

Land at Kirkbampton  
Carlisle  
CA5 6HX

Edwin  
Thompson



Indicative Layout – Not to Scale

- Outline Planning Permission Granted For the Erection of 9 Dwellings Under Planning Reference Number 17/0110
- Desirable Village Location
- Offers Invited for the Freehold Interest

Ref: KG1140

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## Location

The site is situated on the outskirts of the village of Kirkbampton and close to the city of Carlisle. The site benefits from open views over the adjoining countryside.

Kirkbampton, Carlisle is a rural village which benefits from a village school, church and village hall. The historic city of Carlisle is located approximately 6 miles to the east and offers a wide range of shops and amenities.

The property offers good access onto the Carlisle Western Bypass, which provides access to Junction 43 of the M6 Motorway giving access to Scotland and the South.

## The Opportunity

The site comprises an agricultural field extending to approximately 1.22 acres (0.49 hectares) with road frontage onto the public highway.

The site has the benefit of Outline Planning Permission (Allerdale Borough Council Reference Number 2017/0110) over the site for the erection of 9 single storey dwellings of which two have to be affordable. A copy of the decision notice and S106 agreement is attached to these details.

## Site Conditions

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

## Services

It will be the responsibility of the purchaser to install the services.

## Proposal

Offers are invited for the freehold interest with the benefit of Outline Planning Permission (Allerdale Borough Council Reference Number 17/0110)

Please note that the sellers are not obligated to accept the highest or any offer and are free to amend the details as they require without prior notice.

## Legal Costs

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

## Money Laundering Regulations

The successful purchaser(s) should be aware that they will have to provide us with documents in relation to Money Laundering Regulations. Further details are available upon request.

## Viewing

The site is available to view strictly by prior appointment with the Carlisle Office of Edwin Thompson Property Services Ltd.

Contact Matthew Bell – [m.bell@edwin-thompson.co.uk](mailto:m.bell@edwin-thompson.co.uk)

Tel: 01228 548385 or 07867000235



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Berwick upon Tweed  
Carlisle  
Galashiels  
Keswick  
Newcastle  
Windermere

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