

# For Sale

An Exciting Development Opportunity

Barn at Rottington, Whitehaven, CA28 9UR

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Thompson



Barn conversion opportunity of a traditionally constructed former agricultural building.

- Barn for sale with permission for change of use to a two-bedroom single storey dwelling
- Offers invited for the freehold interest

**Guide Price: Offers Over £45,000**

Ref: KC1249

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## LOCATION

This exclusive development opportunity is situated in the attractive Cumbrian hamlet of Rottington, 1 mile from the village of Sandwith, 1.2 miles to the north west of the coastal village of St Bees and 5.1 miles to the south of the west Cumbrian town of Whitehaven.

The small village of Sandwith benefits from public house, the Dog and Partridge Inn. The larger village of St Bees benefits from further local amenities such as church, cafe, hotels, restaurant, post office and primary school, as well as beaches and access to the Cumbria Coastal path which runs from St Bees to Whitehaven.

The coastal town of Whitehaven lies 5.1 miles away and provides good local amenities including supermarkets, hospital and a bustling town centre with a range of shops and leisure facilities.

Rottington is located close to the A595 which links west Cumbria to the city of Carlisle. There are also rail links to the Cumbria Coast Line which links Carlisle to Barrow in Furness with stations at both St Bees and Whitehaven.

The subject barn is situated within a traditional farm steading with a right of access along a driveway from Rottington Road.

## THE OPPORTUNITY

The opportunity is to purchase a traditional, stone under asbestos sheet roof, u-shaped fold yard which has been used as an agricultural calving shed. The site has permission for change of use to form a two-bedroom single storey dwelling with associated parking and amenity space under General Permitted Development provisions. Plans have been drawn up for the proposed conversion and the barn potentially comprises the following accommodation: kitchen, dining room, living room and two en suite bedrooms.

The property is accessed via a driveway from Rottington Road.

## SITE CONDITIONS

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

## SERVICES

Mains electricity and water networks serve the settlement. There is the opportunity to join into an existing private sewerage system, maintenance responsibilities to be shared between the owners. It is the responsibility of prospective purchasers to make their own enquiries into the availability of acceptable connections.

## PROPOSAL

Offers are invited for the freehold interest with the benefit of permission for conversion to residential use.

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

## VAT

All figures are quoted 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.

## ANTI-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 by prior appointment with the Keswick Office of Edwin Thompson LLP.

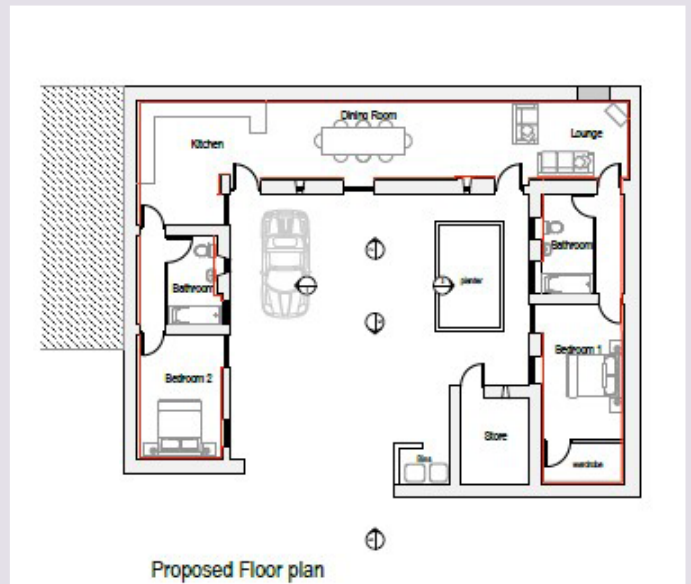
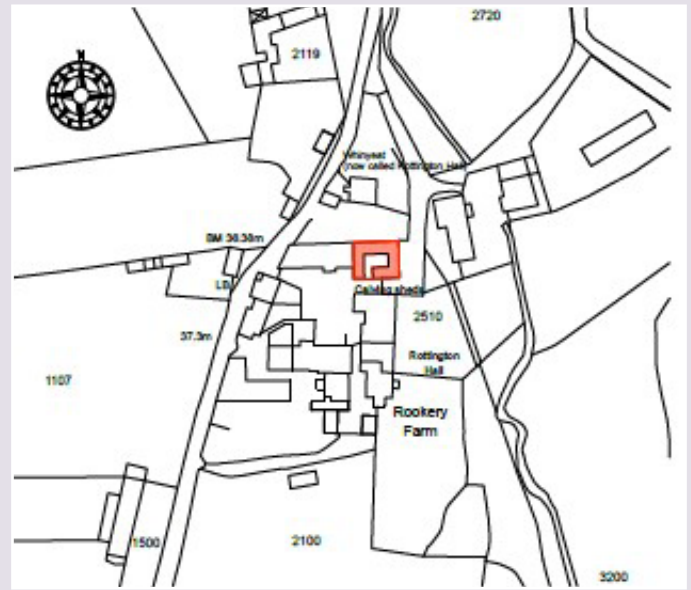
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