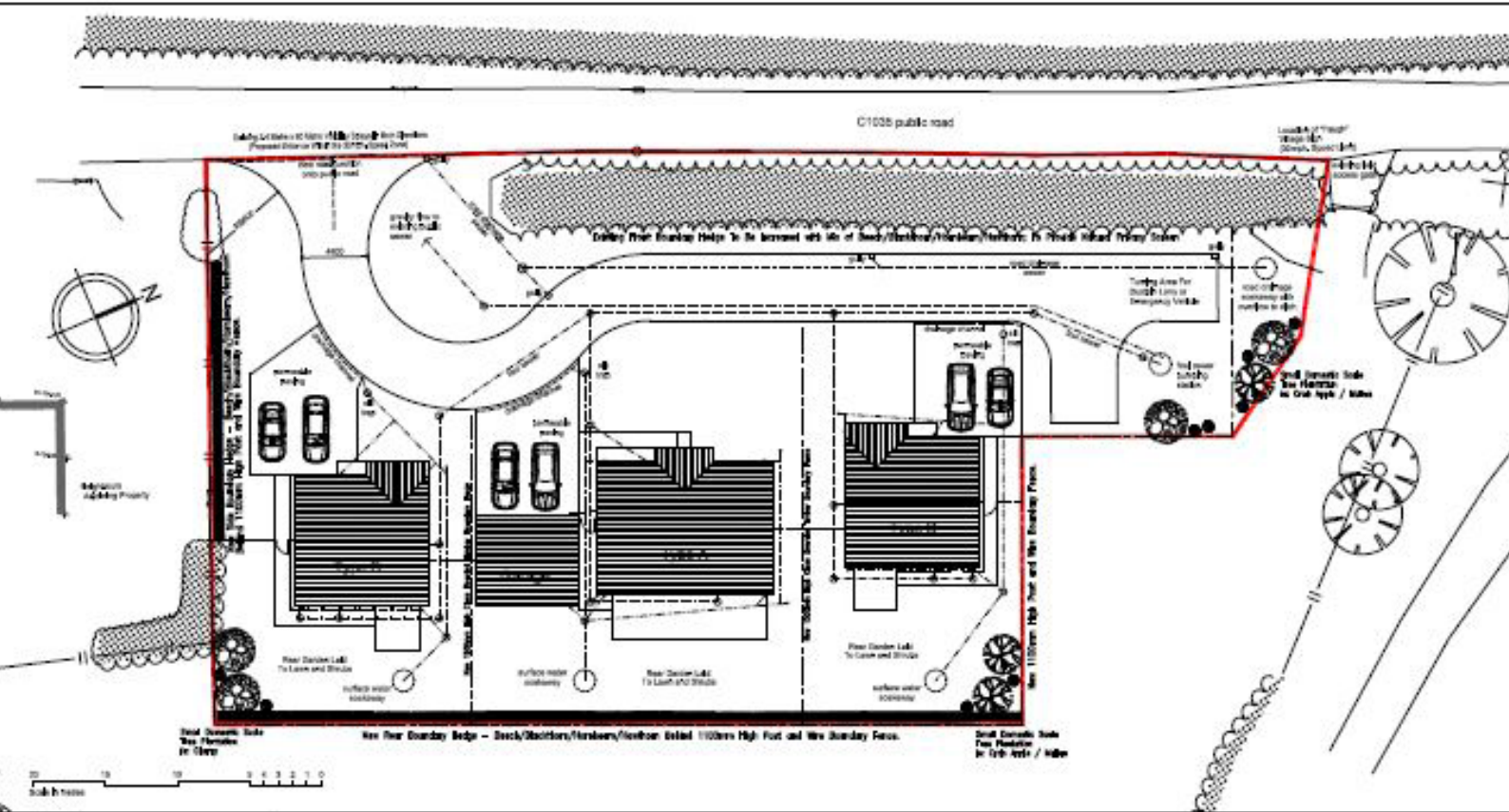


# FOR SALE

Building Plots at Faugh  
Heads Nook  
Brampton  
CA8 9EG

Edwin  
Thompson



- An Exciting Development Opportunity For The Erection of 3 Dwellings on the edge of a Village.
- Application Number: 20/0735 – Carlisle City Council
- Building Plot with Outline Permission for 3 dwellings.
- Offers invited for the Freehold Interest

Ref:

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Carlisle  
CA1 2RW

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Edwin  
Thompson



#### LOCATION

The site is located on the outskirts of Faugh close to the village of Heads Nook and close to the City of Carlisle.

Carlisle is situated just a couple of miles away offering a wealth of local amenities, shopping and entertainment whilst also benefiting from excellent transport links onto the M6 and A69.

The property offers direct access onto the public highway and is only 2.8 miles from the A69 and just 6.2 miles from the M6 offering easy access to West Cumbria, Scotland and beyond.

#### The Opportunity

The site comprises of a greenfield building plot located on the outskirts of Faugh with direct road frontage onto the public highway. The outline permission is for 3 spacious dwellings all with private driveways and garden areas.

The land is situated on the outskirts of Faugh and only a short distance from the City of Carlisle.

The property benefits from outline planning consent for the erection of 3 dwellings with direct road access.

The proposed plans show two four bedroomed dwellings and one five bedroomed dwelling with own gardens and driveways from a new shared vehicular access from the public highway.

Full details and further plans can be obtained from Edwin Thompson.

#### Site Conditions

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

#### Services

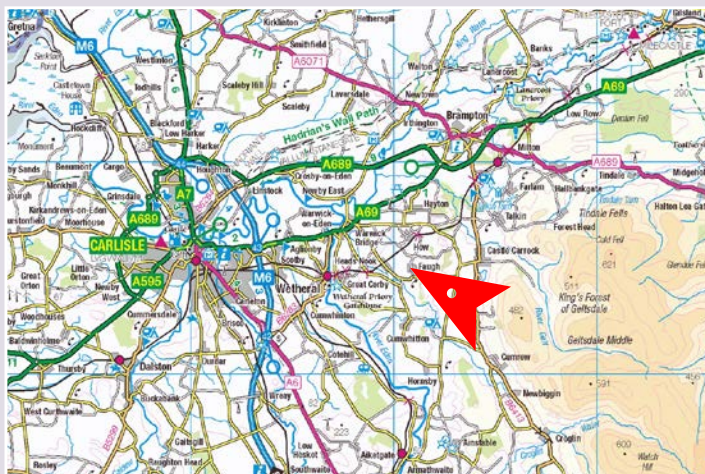
It will be the responsibility of the purchaser to install services. The purchaser is encouraged however to make their own enquiries.

#### Proposal

Offers invited for the freehold interest.

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.

Please note that this property may be sold and taken off the market with no 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 the 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

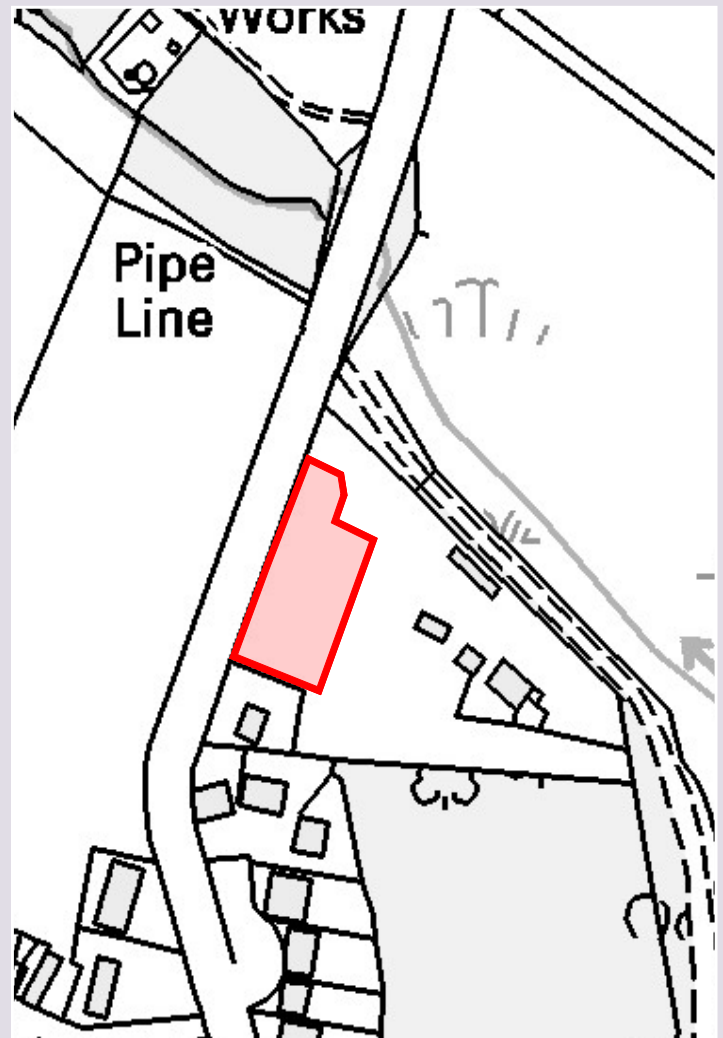
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Regulated by RICS



Berwick upon Tweed  
Carlisle  
Galashiels  
Kewick  
Newcastle  
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street,  
Kewick, Cumbria, CA12 5AF.

#### 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.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
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 2021.