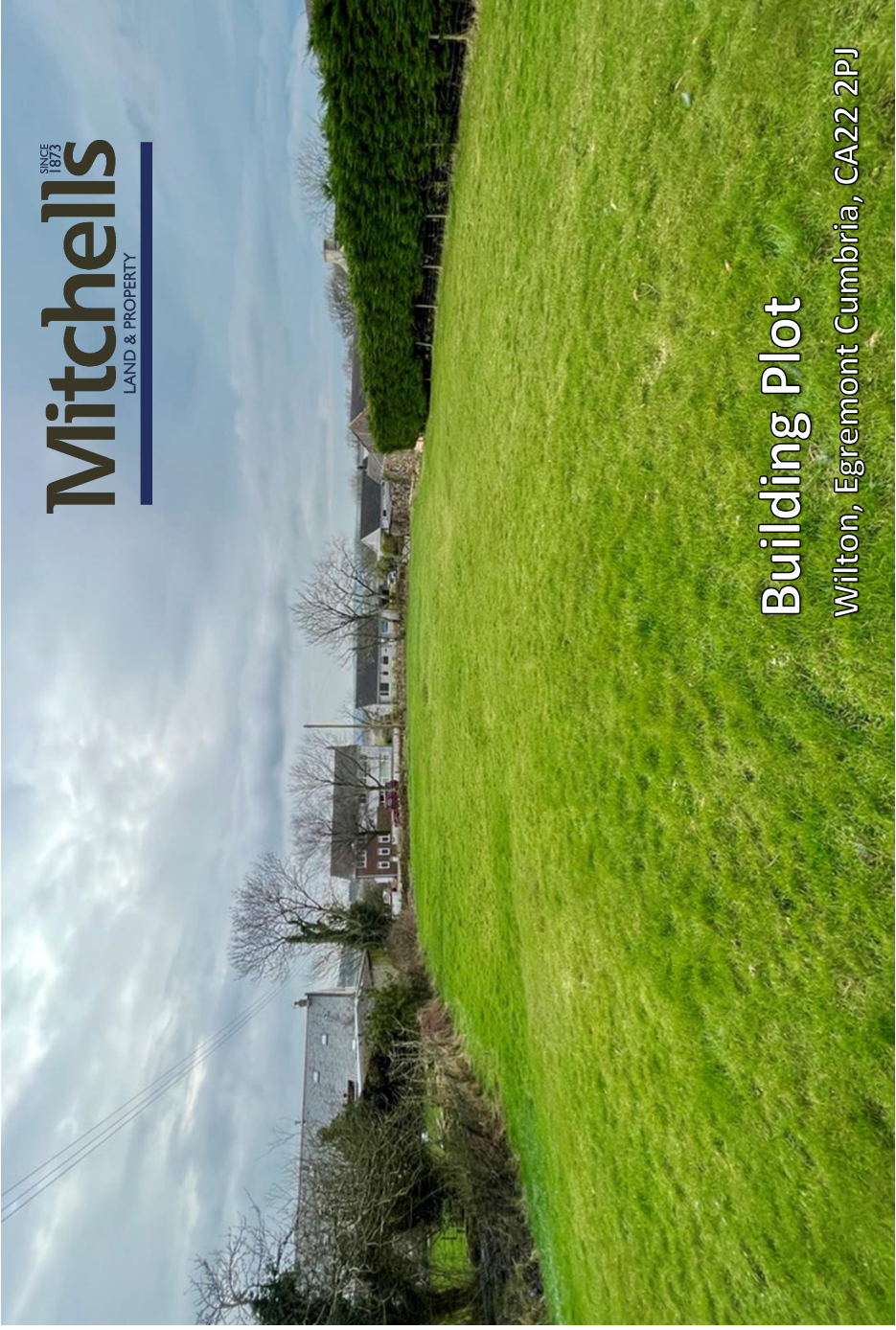


SINCE
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LAND & PROPERTY



Building Plot

Wilton, Egremont Cumbria, CA22 2PJ

Building Plot, Wilton

A rare opportunity to acquire a development site in a rural position within the popular village of Wilton, on the fringe of the Lake District National Park [UNESCO World Heritage Site].

A large plot extending in total to approximately 1238m² (0.3 Acre) offers the opportunity to build on a wonderful site. The site has an excellent position and has a 32m frontage onto an accommodation track from the public road. The site slopes very gently from east to west and is currently a grass paddock.

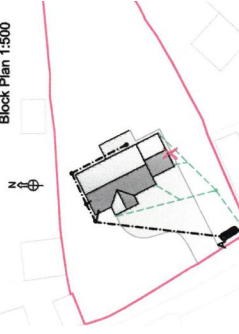
Planning

There is approved planning consent for Direction of a two bed bungalow adjacent to Beck Brow. The planning application was approved by Copeland Borough Council in February 2014, application number 4/14/2063/0F1. It is understood the basis drainage works for the bungalow were inspected and signed off by Copeland building control in 2016 (4/15/0305). The S106 Agreement has occupancy restriction detailed as:

- (i) A qualifying local person is defined as a person who has either
 - Been resident within the parishes of Wilton and Haile, Ponsonby, Lowside Quarter Egrement with Thornhill, Beckermet, Cleator Moor for not less than five years.
 - Strong connections with the locality through previous residency or a close family Association.

NB prospective purchasers should make their own investigations into the planning consents with the planning authority. The planning history with regards to the site can be provided upon request to the extent it is known.

Block Plan 1:500





METHOD OF SALE

The property is offered for sale by Private Treaty in a single lot. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

GUIDE PRICE

For sale as a whole, guide price £120,000

TENURE

Freehold. Vacant possession will be given on completion.

SERVICES

The site is situated adjacent to the road which has mains services run along. Purchasers are advised to satisfy themselves of the facilities.

LOCAL AUTHORITY

Purchasers are advised to make their own enquiries with the Planning Authority: Copeland Borough Council, The Market Hall, Market Place, Whitehaven CA28 7JG. Email info@copeland.gov.uk or call 01946 598300

VIEWING

Strictly by arrangement with the Sole Agents:
Mitchells land Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ.
Tel: 01900 822016.
Email: info@mitchellslandagency.co.uk

www.mitchellslandagency.co.uk

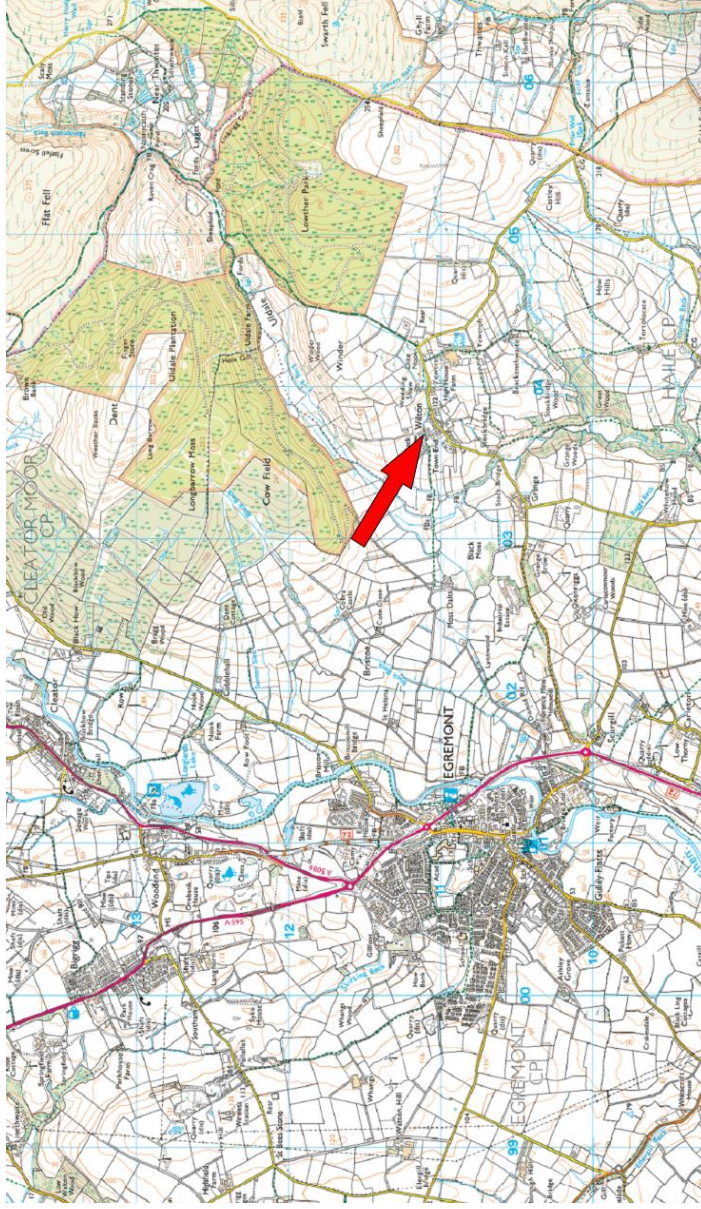
VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

DATE OF PREPARATION

April 2022





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Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken March 2022. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; Promap mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error. Only those items referred to in the text of these particulars are included. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Vendor's solicitor. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.