

**DEVELOPMENT OPPORTUNITY
PLOUGHMAN INN, MARYPORT ROAD
DEARHAM, MARYPORT, CA15 7EG**



Mitchells Land Agency
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Present to the market a development opportunity:

THE PLOUGHMAN INN

MARYPORT ROAD, DEARHAM, MARYPORT, CA15 7EG

**Former pub with planning consent (lapsed) for conversion
into 3 residential dwellings**

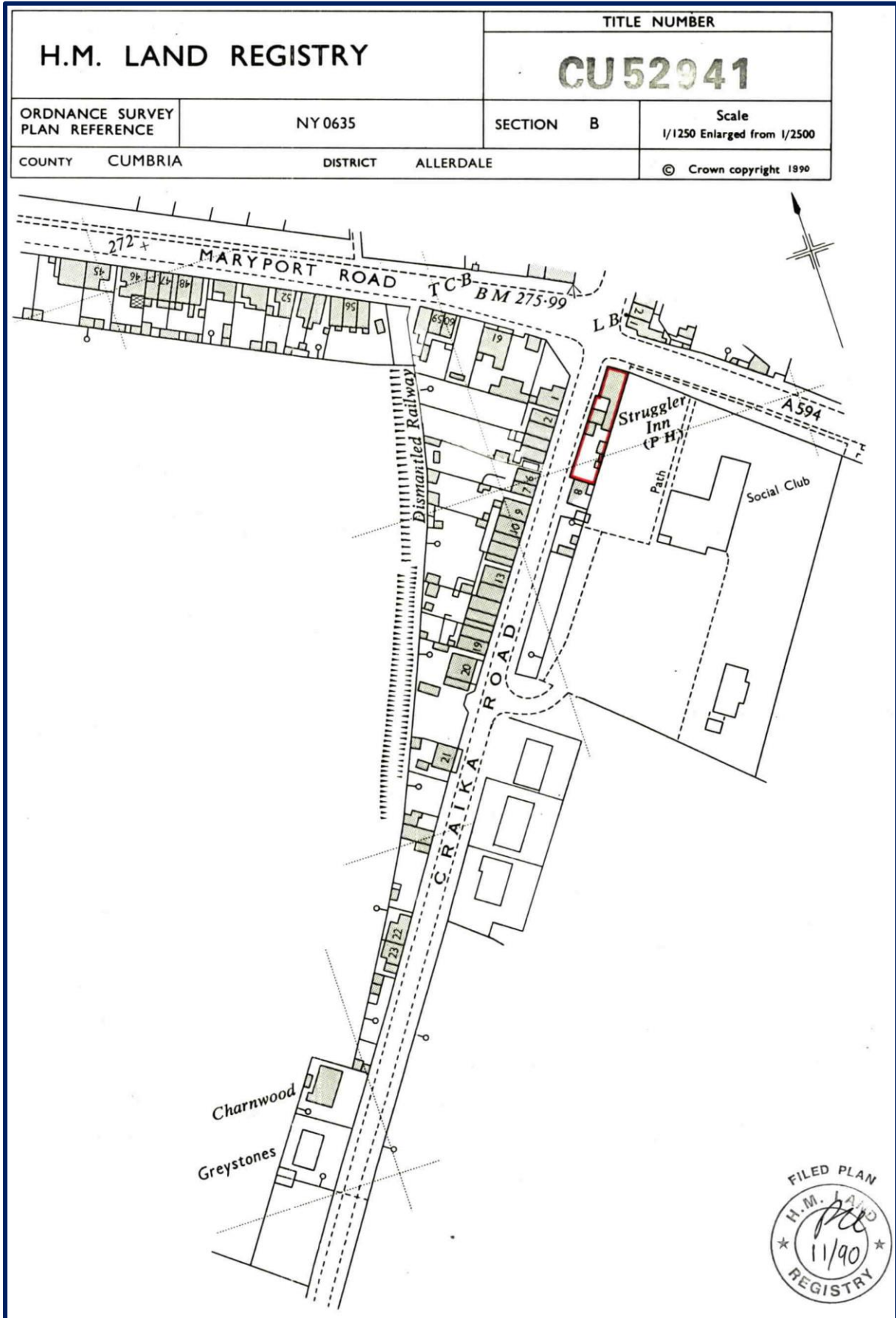
Guide Price £75,000

LOCATION / DIRECTIONS:

The property is located on the A594 Cockermouth to Maryport Road at the village of Dearham in West Cumbria. For those using 'Sat Nav' systems input the postcode CA15 7EG. The property is marked with a 'For Sale' board. See the location plan below and the sale plan.



SALE PLAN:



PLANNING:

Planning consent was granted by Allerdale Borough Council on 4th December 2014 for change of use from public house to three residential dwellings (planning reference: 2/2014/0650). See the proposed plans and elevations below. Development did not commence within 3 years of the consent hence it has lapsed. Prospective purchasers are to make their own enquires of Allerdale Borough Council:

Development Services, Allerdale House, Workington, Cumbria, CA14 3YJ. Tel: 0303 123 1702

The architectural drawings show the proposed conversion of a public house into three residential dwellings, labeled House 1, House 2, and House 3. The drawings include:

- Ground floor:** Shows the layout of the three houses, including a large garage area on the left, and a north-south orientation arrow.
- First floor:** Shows the internal room divisions for each house.
- Roof plan:** Shows the roof structure and gables for each house.
- Elevations:**
 - North-east elevation - (Maryport Rd.):** Shows the front facade of the houses.
 - North-west elevation - (Craika Rd.):** Shows the side facade of the houses.
 - South-west elevation - (End gable):** Shows the rear gable end of the houses.
 - South-east elevation - (Rear):** Shows the rear facade of the houses.

Technical Specification Table:

Project Name	CONVERSION OF PLOUGHMAN'S INN INTO THREE SEPARATE DWELLINGS		
Client Name	DAY CURRINS LIMITED		
Client Address	Allerdale & Salsburghs Lancaster Business Park Craika Road Workington Cumbria LA14 3YJ Tel: 01900 842000 www.daycurrins.co.uk		
Project No.	CS	Client Ref.	BNV
Scale	1:100	Date	14.07.2014
Drawn By	M. N. Le Sage		
Checked By	M. N. Le Sage		
Project No.	3974	Sheet No.	02
Scale	A		

FURTHER DETAILS

SERVICES:

Mains water, sewerage, electricity, gas and BT telephone line are assumed to be connected.

VIEWING:

The exterior of the property may be viewed at any reasonable time during daylight hours provided a copy of these particulars are to hand. The interior of the property may be viewed strictly by appointment with the selling agent.

METHOD OF SALE:

The property is offered for sale by Private Treaty.

TENURE AND TITLE:

The property has freehold title and vacant possession will be given on completion. The property is registered at the Land Registry and the title is available from the selling agent on request.

VALUE ADDED TAX (VAT):

VAT will not be charged on the sale.

DATE OF PREPARATION:

June 2020.

IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken June 2020.
2. Plans are not to scale, are for guidance only and do not form part of a contract.
3. Services and appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent.
5. 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.
6. Only those items referred to in the text of these particulars are included.
7. 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, not 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.
8. 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.
9. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give further representation or warranty in relation to the property.