



**Hayward
Tod**

c. 1.3 acre Building Plot / Land | Adjacent to Eden Bank | Etterby | Carlisle | CA3 9QS

£300,000





Superbly located development opportunity. Potentially suitable for a small scale residential development. Sold WITHOUT the benefit of planning permission. Buyers are advised to make their own enquiries to Carlisle City Council in this regard.

APPROXIMATE MILEAGES City centre 1.5 | M6 motorway 2.5 | Newcastle International Airport 57

LOCATION A block of mostly level land set high above the banks of the River Eden to the north of the city. Measuring approximately 1.3 acres currently split in to three paddocks, including an area of woodland. The site is flanked by the river on one side, the road on the other and has the railway and neighbouring Eden Bank House (Also available for sale via Hayward Tod as a multi unit investment opportunity) at either end. The land is within walking distance of



amenities including a shop and takeaway as well as Austin Friars Independent School. Convenient for the city centre which is just a pleasant river side walk away and the city bypass and M6 motorway. Rarely do opportunities of this nature present themselves to the market as prime development land becomes more scarce.

PLANNING PERMISSIONS Given that the land is being offered without the grant of planning permission it is highly advisable that interested parties contact Carlisle City Council Planning Department to assess the viability of any proposed development plans they may have for the site.

VIEWING The site can be inspected from the roadside at any time during daylight hours, however as there are often animals grazed on it, full site inspections must be arranged via the agents and accompanied.

SERVICES The site currently has no mains services to it, however water, drainage, gas and electricity are all immediately available close by, serving the neighbouring properties.

Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.