



Particulars of sale of:  
2 Building Plots  
with Planning Permission  
situated at  
**Parsonby, Aspatria CA7 2DQ**

# 2 Building Plots with Planning Permission Parsonby, Aspatria CA7 2DQ

## A UNIQUE DEVELOPMENT OPPORTUNITY

The property consists of two adjoining building plots either for sale as a whole or individually. Each plot has planning permission and approval of reserved matters passed for a two-story dwelling consisting of four bedrooms, two with en-suite, main bathroom, large open plan kitchen/diner, utility room, lounge, downstairs WC and garage. Computer generated images of the dwellings are shown in these particulars.

PLANNING PERMISSION HAS BEEN GRANTED UNDER THE FOLLOWING REFERENCES:

CUMBERLAND COUNCIL PLANNING APPLICATION REF NO:

OUT/2022/0023, CON/2023/0049, RMA/2023/0008

**GUIDE PRICE: £100,000 PER PLOT**

The What3Words location for the building plots is [continued.slyly.showering](https://www.what3words.com/continued.slyly.showering)  
Please note if using Sat Nav the postcode may not take you directly to the plots

**FOR SALE BY PRIVATE TREATY**



### **Introduction / Location:**

The buildings plots are located in a green field site just north of Plumbland village hall and primary school located in the village of Parsonby. Please refer to the sale plan attached to these particulars.

### **Directions:**

Please refer to the attached sale plan.

### **Method of Sale**

The property will be offered for sale by private treaty in 2 Lots or as a Whole. Offers are to be made in writing to Ian Ritchie Land Agents Ltd. The vendors reserve the right to sell the property without setting a closing date and therefore any potential purchasers are advised to register their interest with Ian Ritchie Land Agents Ltd. The vendors reserve the right to exclude any part of the property shown or generally amend the sales particulars.

### **Viewing**

Prospective purchasers of the property may view on foot only at any reasonable daylight hour whilst in possession of a copy of these sales particulars.



## General Remarks

### Tenure

The land will be sold with the benefit of vacant possession.

### Matters of Title

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, world heritage sites, sites of special scientific interest etc) whether public or private and whether constituted in the title deeds or not. The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendors Solicitors on any matters arising.

### Ingoings

There are to be no ingoing claims effecting the property.

### Purchaser Registration

As part of the Anti-Money Laundering Regulations relating to the sale of property, we as selling agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of their identity prior to an offer being made.

### Further Photographs and Drone Footage

Additional photographs, video and detailed planning permission drawings etc of the land can all be viewed on [www.ianritchielandagents.co.uk](http://www.ianritchielandagents.co.uk). From the Home page, select 'Properties for Sale' and then click on the text saying 'Building Plots at Parsonby' which is located next to the photograph of the land. From here you will be able to view particulars, additional photographs, and the virtual tour.

## Important Notice

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest, please ask for further information. **The vendors reserve the right to sell the property without notice.**

## Sole Agents



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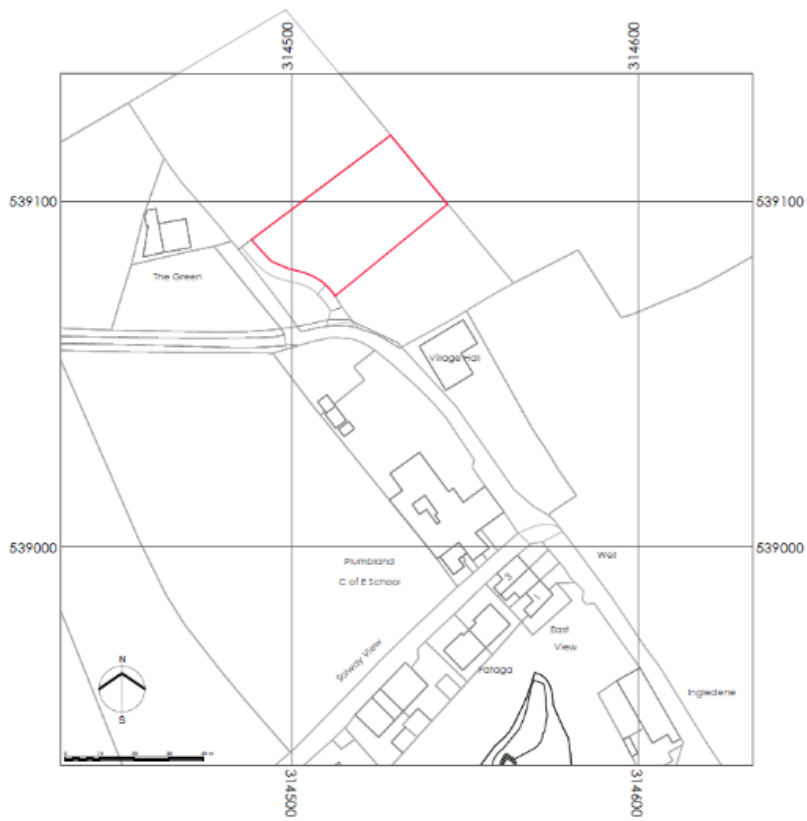
Computer Generated Images of Plot 1



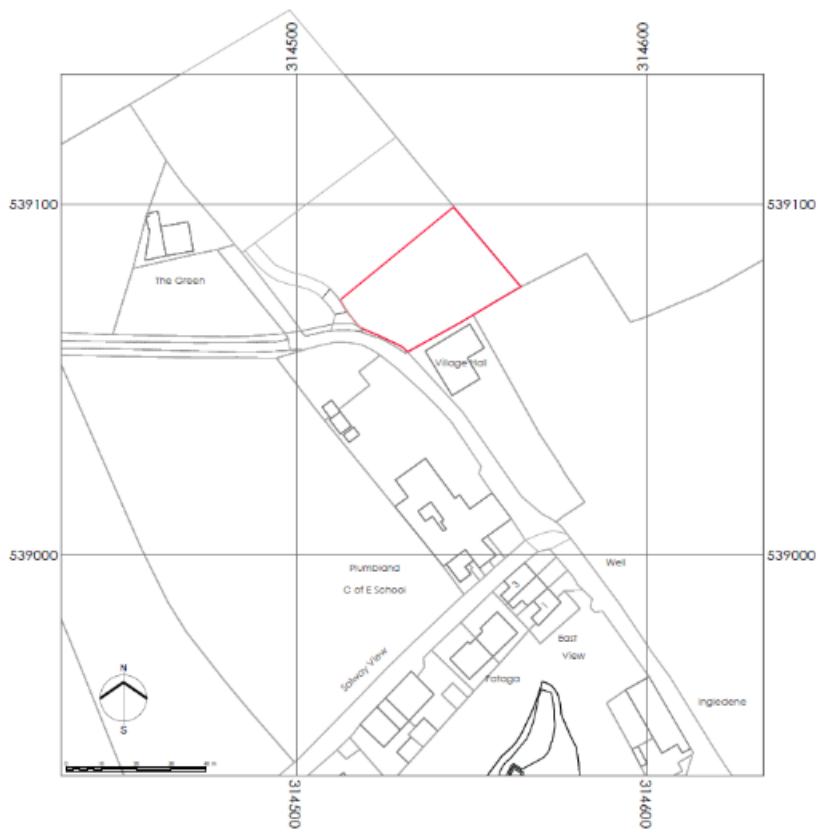
Computer Generated Images of Plot 2



**PLOT 1**  
**Site Location Plan**  
1:1250 scale on A4



**PLOT 2**  
**Site Location Plan**  
1:1250 scale on A4





# Sale Plan – Building Plots at Parsonby

