

FOR SALE

Price Guide: £175,000



PFK

Plot at Brampton Playhouse, Moat Side, Brampton, Carlisle CA8 1UH

- Building plot approx 425m²
- Planning permission granted for 5 apartments
- Potential to reapply to planning for change to single dwelling
- Superb central location in popular market town
- Planning App. 10/0265
- Tenure - Freehold

ABOUT THE PROPERTY

Full planning permission has been granted since 2010 on this 425m² plot in central Brampton, and, due to the demolition of the previous Brampton Playhouse building on the site it remains valid.

The current permission granted is for five apartments arranged over three levels and with parking spaces for each of them. However, we understand it may be considered favorably if a revised planning application was submitted, perhaps for a single dwelling or semi-detached properties, and would advise any prospective purchaser to make independent enquiries on this point.

The plot is not serviced.

Please contact the office for additional information.

Planning application 10/0265 Carlisle City Council.

LOCATION

Brampton benefits from great accessibility, located on the A69 between Carlisle and Newcastle (east to west) which leads to routes both north and south. A railway station on the Carlisle to Newcastle line can also be found just outside the town.

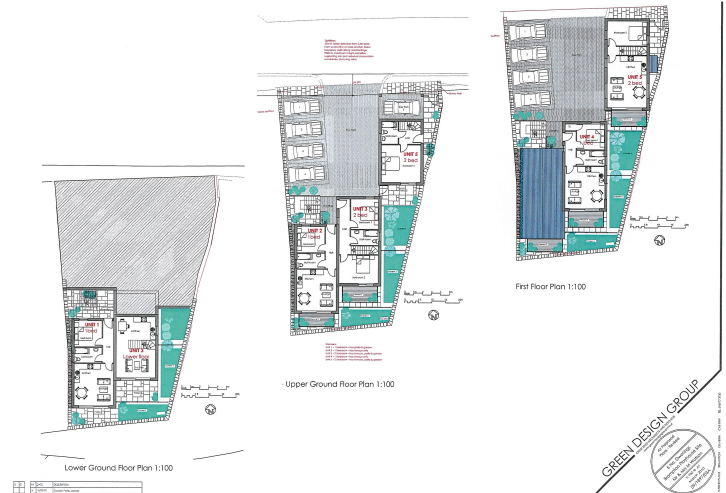


ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Naphthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

FLOORPLAN



EPC

SALE DETAILS

Services

The plot is not serviced although we understand that drainage is available at the bottom of the plot which could connect to the mains drainage system and that electric, gas and water services are situated outside the plot but close by. Prospective purchaser(s) are advised to make independent enquiries to satisfy themselves re availability.

Viewing

Through our Carlisle office, 01228 558 666.

Directions

Brampton Playhouse Plot can be located using the postcode CA8 1UH and identified by a PFK 'For Sale' board. Alternatively by using What3Words: ///dozen.ounce.croaking

PFK



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