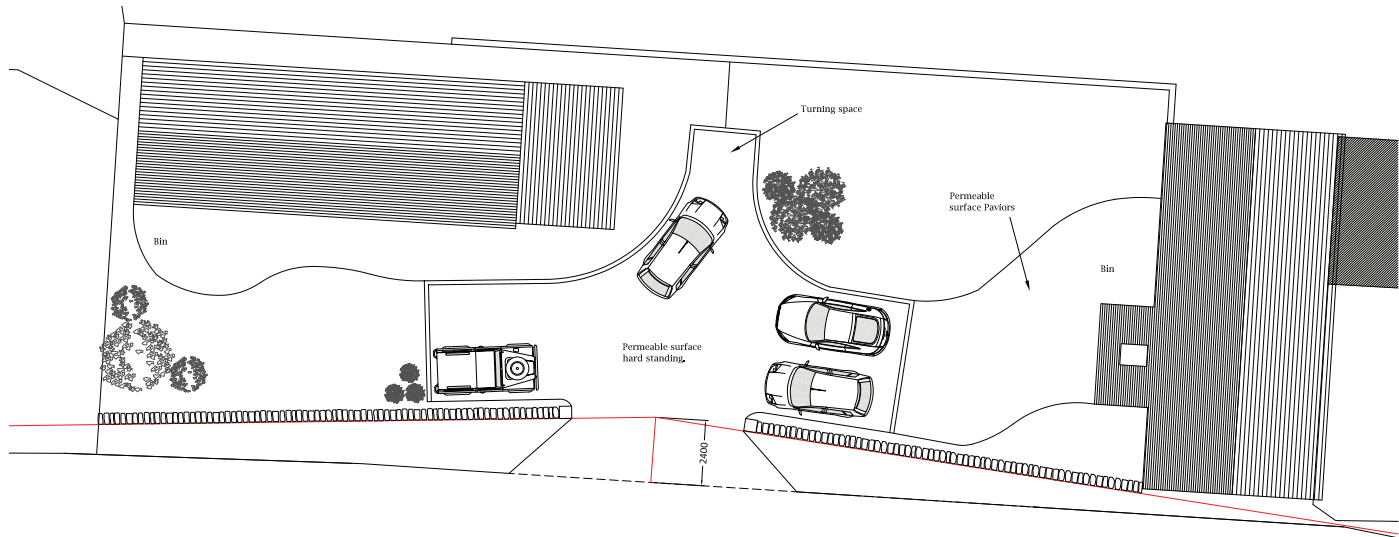


RESIDENTIAL DEVELOPMENT – FOR SALE

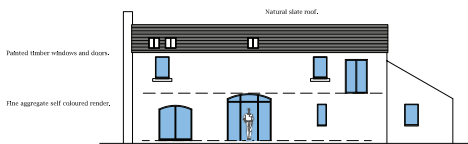
**BUILDINGS AT ORTON RIGG
GREAT ORTON
CARLISLE
CA5 6LL**

**Edwin
Thompson**

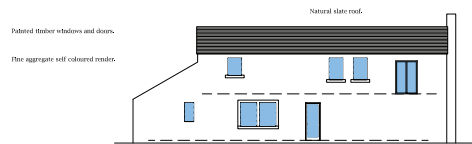


Site Plan 1:100

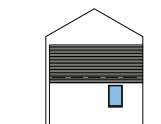
NEW DWELLING



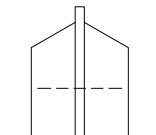
South Elevation
scale 1:100



North Elevation

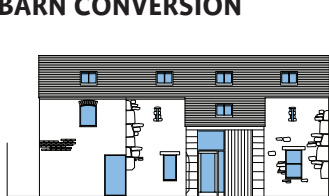


East Elevation

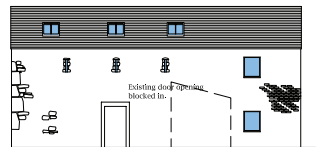


West Elevation

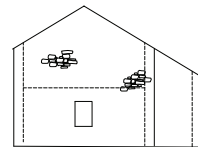
BARN CONVERSION



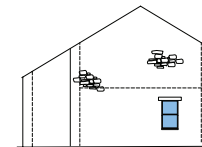
West Elevation scale 1:100



East Elevation



South Elevation



South Elevation

Not to Scale
Indicative

- **PLANNING PERMISSION GRANTED FOR CONVERSION OF EXISTING BARN AND NEW BUILD UNDER REFERENCE No: 16/0054**
- **PRIME LOCATION WITH EASY ACCESS TO A595**
- **OFFERS INVITED FOR THE FREEHOLD INTEREST**

Ref: KW1156

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CA1 2RW

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Edwin
Thompson



Location

This exclusive development opportunity is situated in the attractive Cumbrian hamlet of Orton Rigg.

The nearby city of Carlisle has a residential population of 75,000 and an estimated catchment population of 235,000. As well as being the dominant shopping location, it is also the administrative centre in Cumbria and the Borders.

The Opportunity

The subject site comprises two agricultural buildings and yard area with frontage onto the public highway.

The site has full Planning Permission (Carlisle City Council Reference Number 16/0054) for the conversion of the existing stone barn into a three bedroomed dwelling and demolition of existing barn for the erection of a three bedroomed property. A copy of the Decision Notice is attached with these particulars.

Site Conditions

The developer will be responsible for any necessary assessment of ground conditions and will need to satisfy themselves that development can take place.

Services

It is understood that mains electricity and water is available nearby.

Also located within the site is an existing septic tank which serves an adjoining property. Further details upon request.

It is the responsibility of the purchaser to determine the exact position of existing services and to arrange for any modification/connection of these to the development in consultation with the relevant services providers.

Proposal

Offers are invited for the freehold interest with the benefit of the full Planning Permission (Carlisle City Council Reference Number 16/0054)

Please note that our client is not obliged to accept the highest, or any offer, without prejudice and subject to contract.

VAT

All figures quoted are exclusive of VAT, where applicable.

Legal Costs

Each party to bear their own legal costs in the preparation and settlement of the sale documentation, together with any VAT thereon.

Viewing

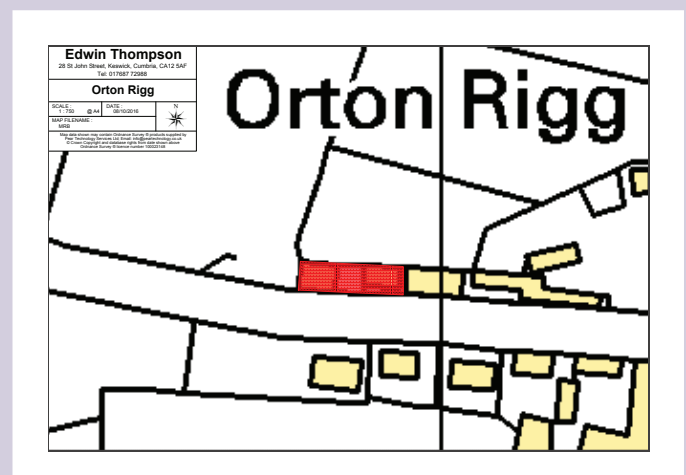
The site is available to view by prior appointment with the Keswick or Carlisle Office of Edwin Thompson LLP.

Contact

Matthew Bell – m.bell@edwin-thompson.co.uk

Tel: 01228 548385 / 017687 72988

www.edwin-thompson.co.uk



Regulated by RICS



Berwick upon Tweed
Carlisle
Galashiels
Keswick
Newcastle
Newcastle
Windermere

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Registered office:
28 St John's Street, Keswick,
Cumbria. CA12 5AF

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4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in October 2016