



Development Site

Meadow Bank, Oughterside, Wigton CA7 2LZ

Mitchells SINCE 1873
LAND & PROPERTY

Guide Price £350,000

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Meadow Bank Development site is large site extending to 8093.71m² (0.81ha, 2.00ac) with outline planning permission for up to 25 dwellings (2/2014/0690).

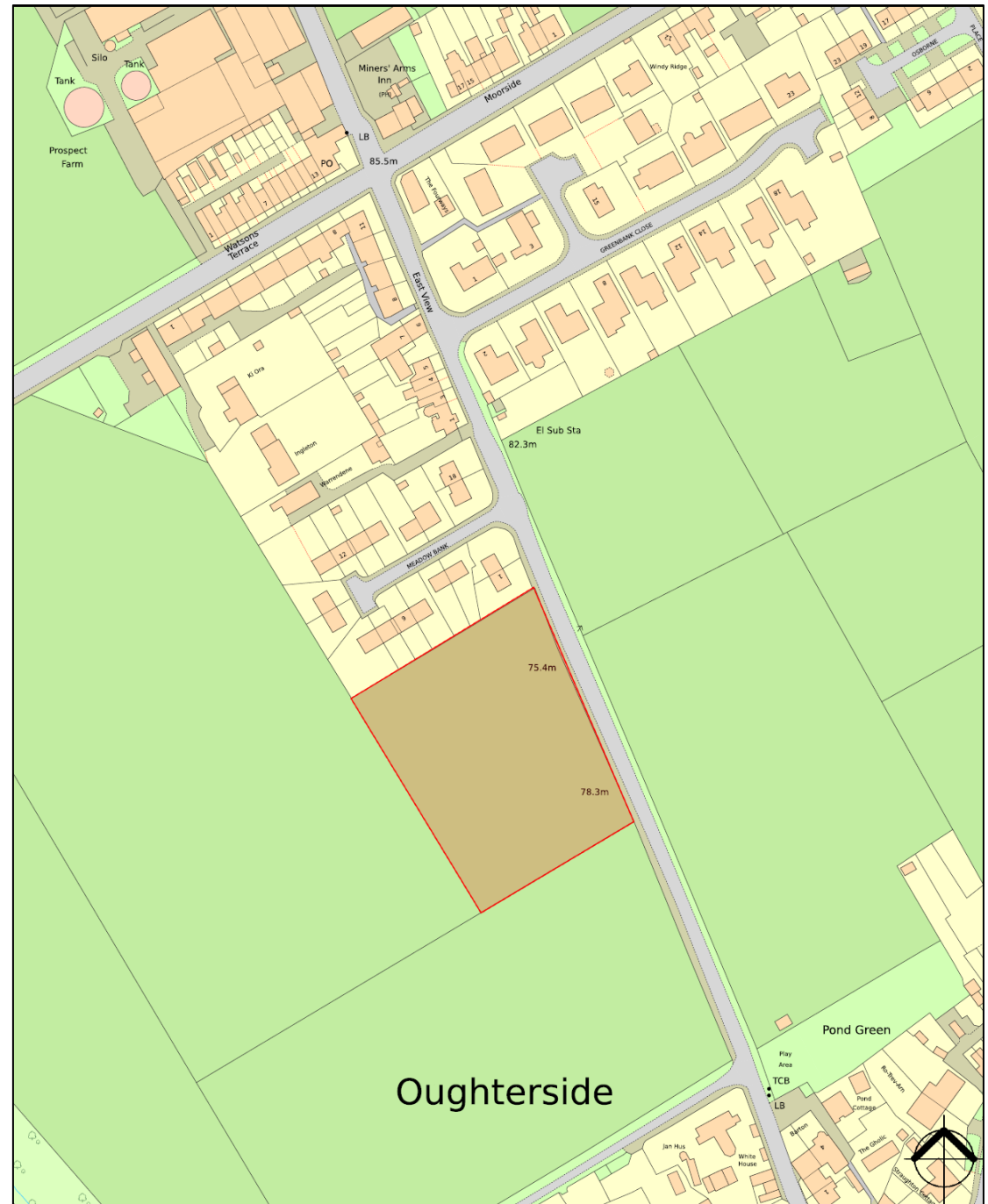
Services are believed to be nearby.

The site has the benefit of being situated between two villages, Prospect and Oughterside with access to amenities at both. With easy road links via the A596 between Aspatria and Maryport and West Cumbria for commuting and only a short distance from the Solway Coast and the Lake District National Park.

The average residential value for the CA7 area is £181/ft² or £1947/m²



What 3 Words symphony.shrubbery.cushy



METHOD OF SALE

The property is offered for sale by Private Treaty in a single lot. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING

Strictly by arrangement with the Sole Agents:

Mitchells land and property, Lakeland Agricultural Centre, Cockermouth, Cumbria, CA13 0QQ.

Tel: 01900 822016. Email: info@mitschellslandagency.co.uk

PLANNING

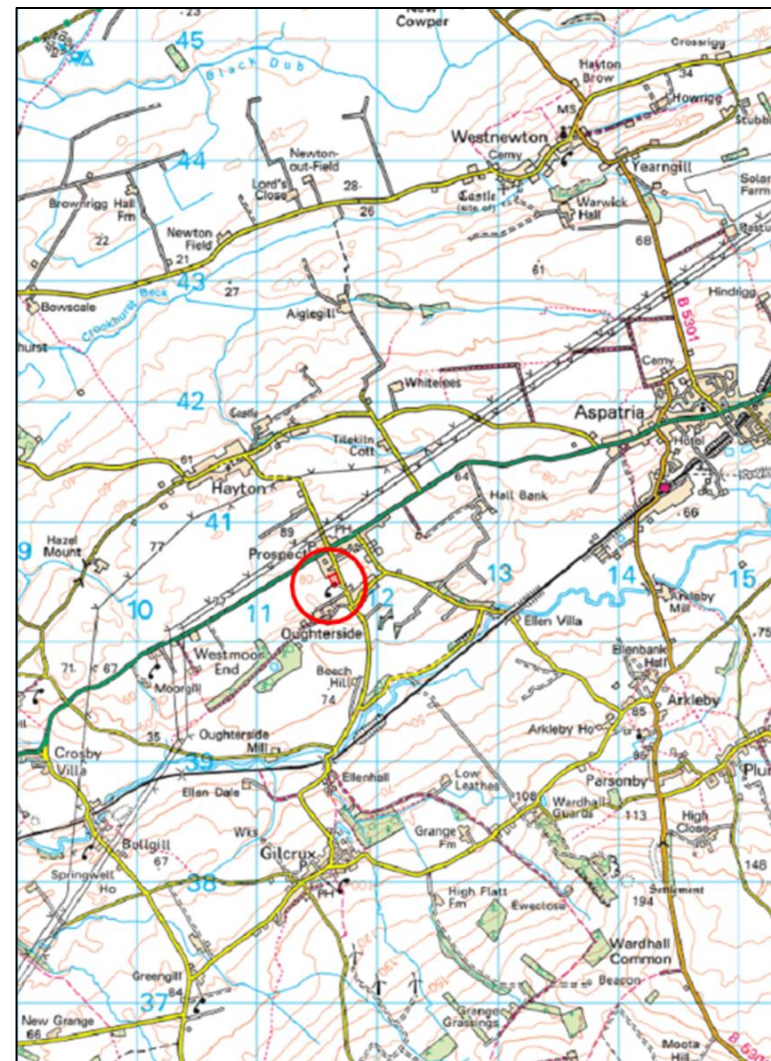
Full planning details can either be obtained from the agent or directly from the Allerdale Council website by searching for application number 2/2014/0690

TENURE AND TITLE:

The property has freehold title and vacant possession will be given on completion. The property is sold subject to all existing burdens (covenants, wayleaves, rights of way, easements, quasi-easements, rights of access, ancient monuments, etc.) whether public or private and whether constituted in the title deeds or not. The purchasers will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendor's solicitor in order to do so.

MINERAL RIGHTS:

Mineral rights are excepted. Further information can be obtained from the agents upon request.



Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken January 2023. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. 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. Only those items referred to in the text of these particulars are included. 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, nor 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. 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. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.