

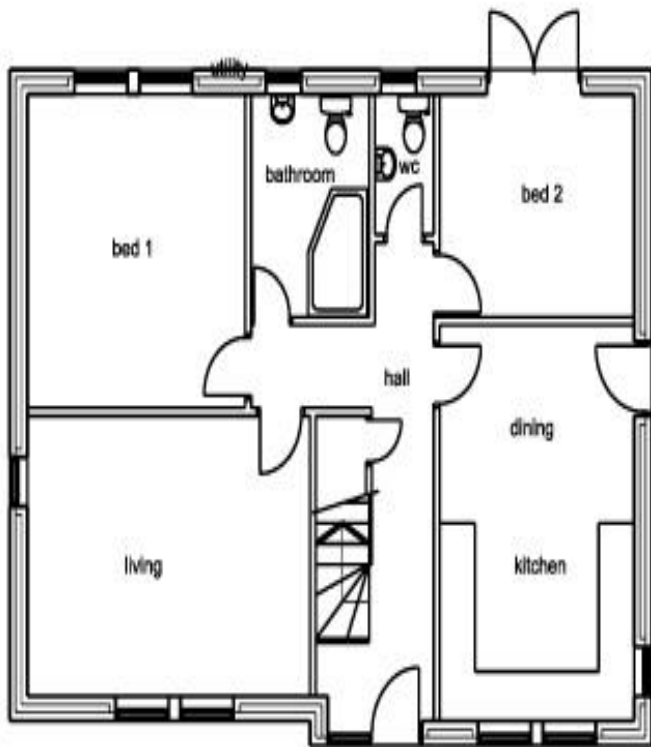


Cascade, Williamsgate

Redmain, Cockermouth CA13 0QA

Located to the north of Cockermouth, set on a quiet lane with fields to the rear and views to the front, an interesting opportunity to acquire a development plot with full planning permission for a two bedroom dwelling with additional room at first floor level together with a parcel of land approximately 2.3 acres with stables

Guide Price £140,000



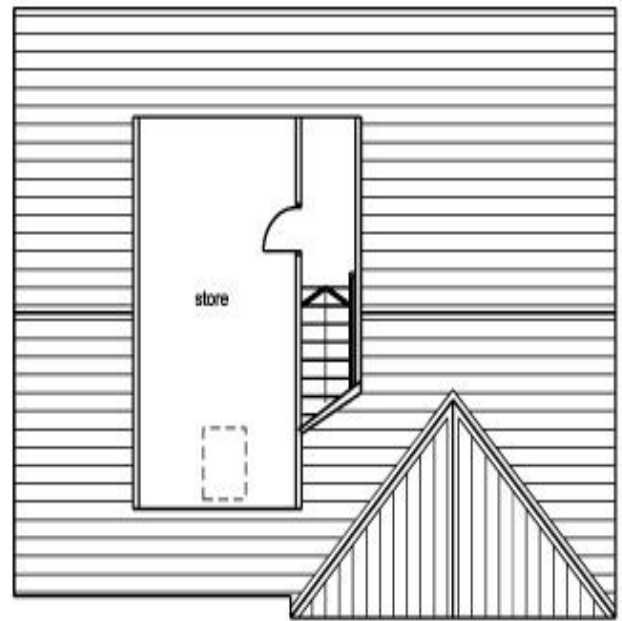
proposed ground floor

Key Features

- **Development plot for 2 bed detached Home with additional store room at first floor level**
- **Includes field with stables and arena nearby**
- **Full planning permission granted**
- **Open aspect**
- **Easy access to Cockermouth, Carlisle and the Lake District**
- **Early action recommended**

Directions

From Cockermouth head north on the A595 for approximately 2.2 miles, taking the left turn where our for sale sign has been erected. Follow this lane for 250metres, the plot is on the right, the land is another 200metres up the lane.



proposed first floor

Location

Enjoying an elevated location with fields to the rear, and an open aspect, Cascade comprises a development plot, currently occupied by a park home, which may be available by separate negotiation with our client, and a useful field with roadside access, stable and former arena, ideal for a smallholding, approximately 200 metres away.

Full planning has been granted by Allerdale Borough Council, reference number FUL/2020/0069, for the removal of the park home and the erection of a 2 bedroom dormer bungalow style house.

Services

Electricity is available. A private water supply is available from the adjoining property with an agreement in place. A private sewerage treatment plant will be required as part of the development. LPG gas tank in situ.

Tenure

Freehold

Council Tax

Allerdale Borough Council

Viewing

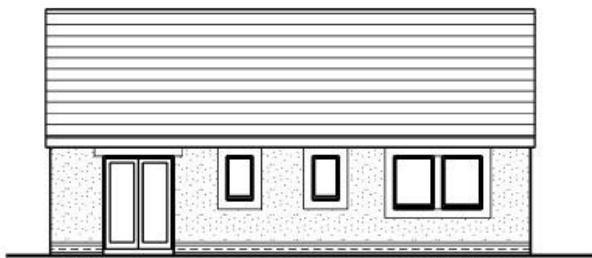
Strictly by appointment through our Carlisle Office.
Particulars prepared on: **08/02/2021**



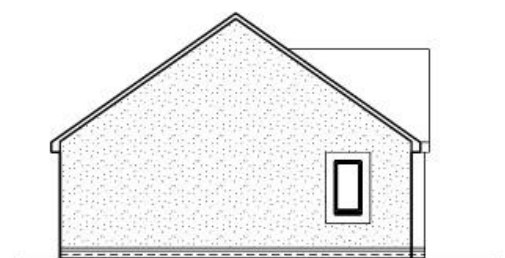
south east elevation



south west elevation



north east elevation



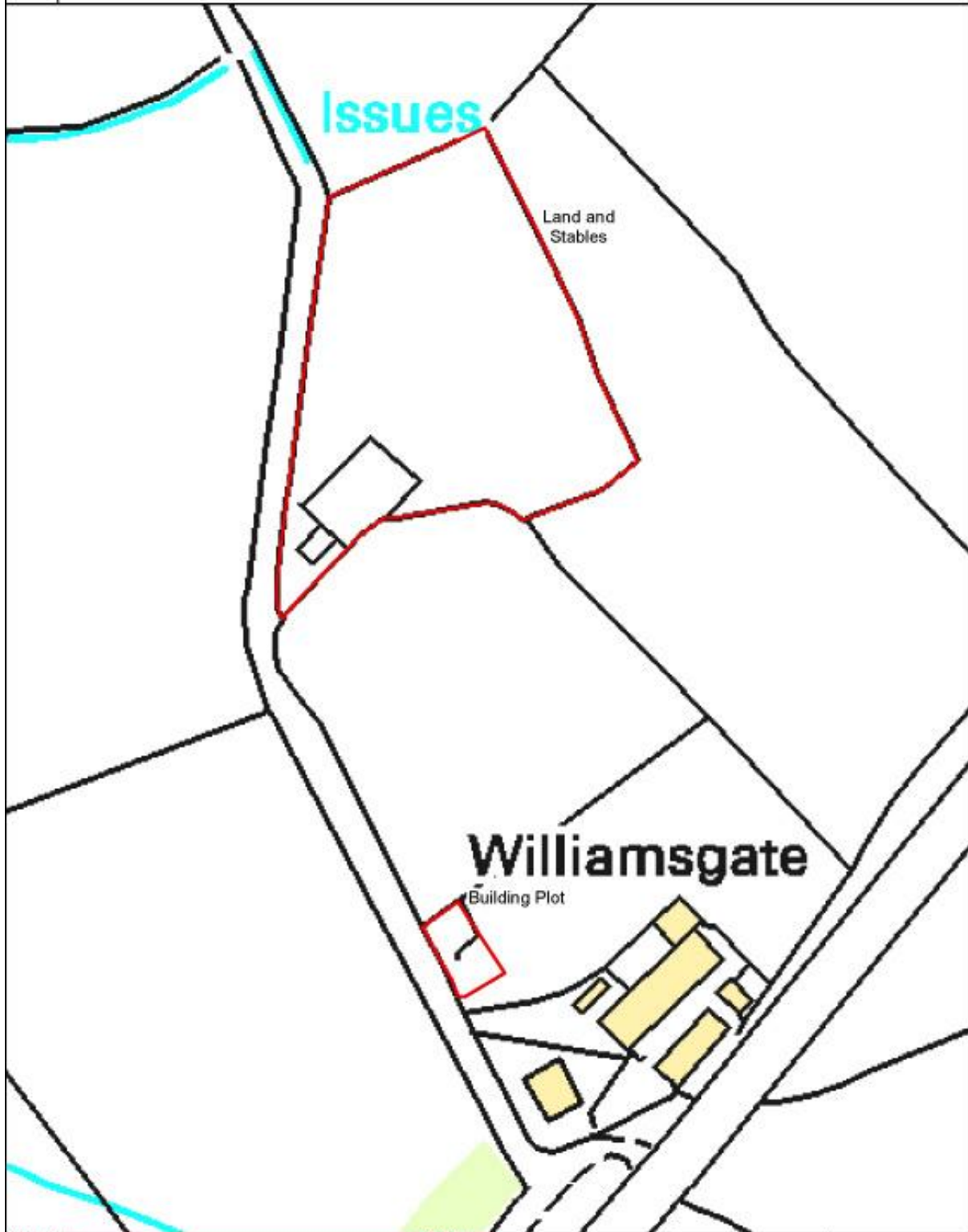
north west elevation

IMPORTANT NOTICE: These particulars have been prepared for the guidance of intending purchasers. No guarantee of their accuracy can be given, nor do they form part of a contract. The services and appliances have not been tested. Interested parties should make their own enquiries and investigations prior to a commitment to purchase is made. No responsibility is accepted for any loss or expense incurred in viewing the property in the event of the property being sold, let or withdrawn. Please contact the Agent before travelling to view.

Anti-Money Laundering Regulations: Prospective purchasers will be required to provide photographic identification and a utility bill proving residency to enable us to comply with the Anti-Money Laundering Regulations.



Land and building plot at Williamsgate



H&H
Land & Estates

Borderway
Rosehill
Carlisle
CA1 2RS
01228 406260
hhlandestates.co.uk

Date: October 2020
Our Ref:
Plan No:
For illustration
purposes only

Crown Copyright 2009
All rights reserved.
Licence number: 100020449