

# FOR SALE

## Hall Close

Parkend, Caldbeck, Cumbria, CA7 8HH

DAVIDSON  
& ROBERTSON

RURAL SURVEYORS & CONSULTANTS



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# Hall Close

Parkend, Caldbeck, Cumbria, CA7 8HH

Hall Close is spacious 3 bedroom detached bungalow set within a large plot with two blocks of land in the hamlet of Parkend ideally located close to the popular village of Caldbeck within the Lake District National Park.

- Modern 3 Bedroom Bungalow with lawns and off street parking
- 3.04 acres (1.23 ha) of permanent grazing/paddock
- 2.74 acres (1.11 ha) of mowable grassland/paddock.

**For sale as a whole or in 3 lots.**

## Selling Agents

Davidson & Robertson  
Suite 7M  
Lakeland Business Park  
Cockermouth  
Cumbria  
CA13 0QT

Tel: 01900 268633  
Email: [sales@dr rural.co.uk](mailto:sales@dr rural.co.uk)  
Web: [www.dr rural.co.uk](http://www.dr rural.co.uk)

## Situation

The property has excellent transport links as it is located 7 miles to the south of the A595. It is situated 7.5 miles away from Wigton with schools and a range of local amenities such as supermarkets and local shops and Carlisle provides a wide range of outlet shopping and other services including school and restaurants and has excellent links to the M6 and A74(M).

Located within 1.5 miles of the popular and thriving village of Caldbeck which provides a primary school, village shop, post office and an award-winning pub.

Caldbeck - 1.5 miles  
Wigton - 7.5 miles  
Carlisle - 15 Miles  
Penrith - 17 miles  
Keswick - 17 miles

## Access

The property is accessed off the B5299, the public road between Parkend and Caldbeck.

## Directions

From the South, come off at the M6 at J41 and follow the signs to Caldbeck from the roundabout on the B5305. When you come to the B5305 and the B5299 crossroads, take the B5299 (sign posted Caldbeck) and continue to Caldbeck Village. Keep on the B5299 and you will find Hall Close 1.5 miles west of Caldbeck village on the left hand side.

From the North, come off the M6 at J42 and head towards Dalston. At Bridgend, join the B5299 and continue through Caldbeck. Hall Close is 1.5 miles west of Caldbeck on the left hand side.



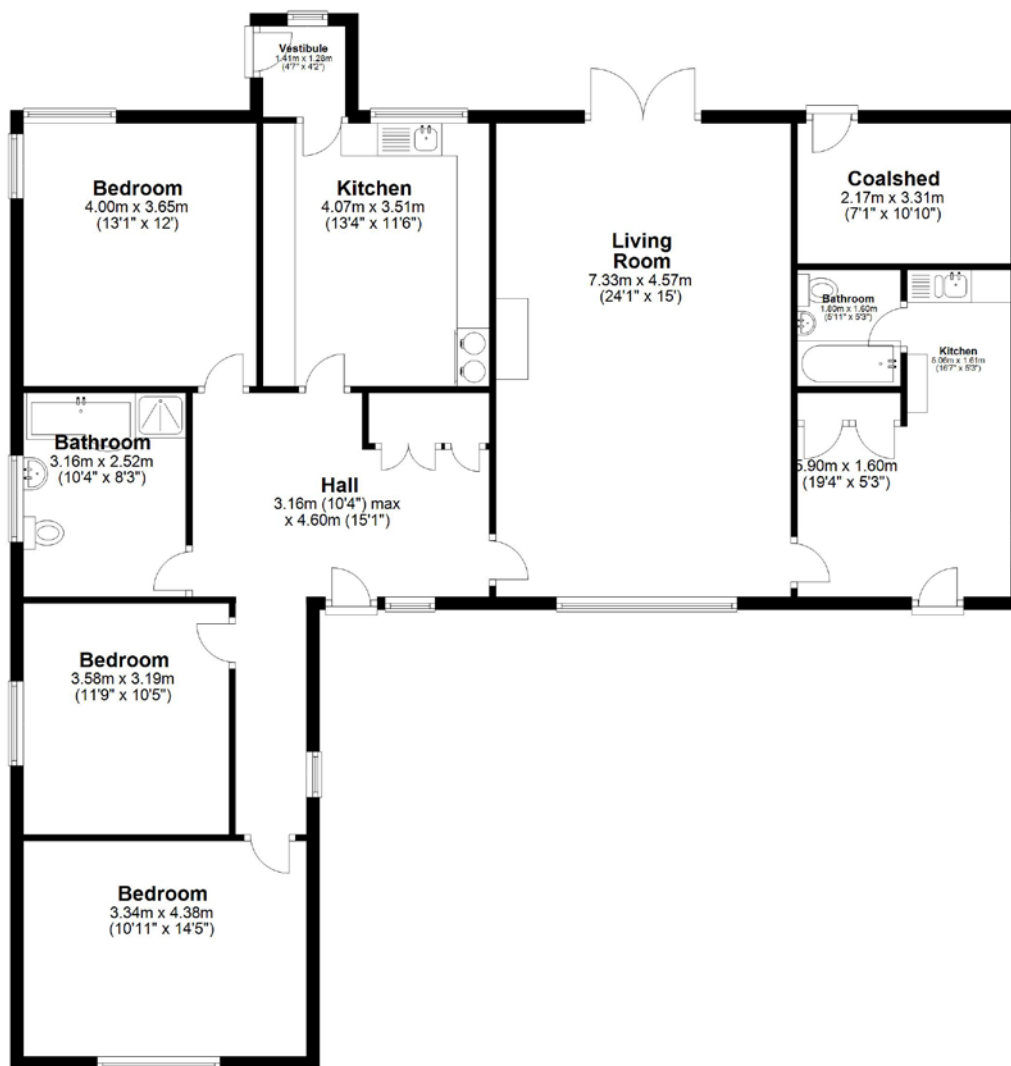
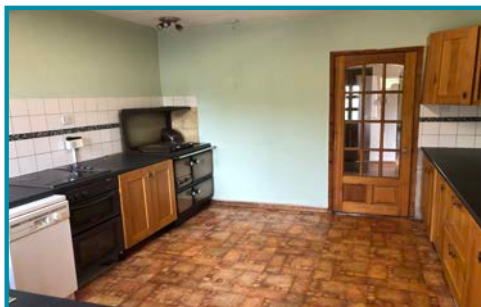


### Description

Hall Close would suit a purchaser wanting to move to the countryside, who enjoys the accessibility of the Lake District and a rural lifestyle. The Bungalow is ideally situated at the edge of Parkend with views towards High Pike in the Northern Fells. Caldbeck is a very popular, thriving and sought after village with so much to offer and is within the Lake District National Park. It has a good primary school, various shops, Post Office, hair salon, dining pub, cafes, GP and pharmacy, excellent village hall with catering kitchen, church and chapel and many sporting and special interest clubs and societies. Caldbeck forms part of the 'Northern Fells' group of villages instigated By H.R.H Prince Charles and is the pride of the area. It is steeped in history, especially the mining and milling industries. There are a maze of marked footpaths and boasts 'The Howk', a wooded limestone gorge popular with locals and visitors alike, which listed as one of the 100 hidden gems of England.

### Lot 1 - Hall Close Bungalow (0.37 acres (0.15ha))

Understood to have been built in the 1980's the Bungalow is block built with local slate roof, with majority PVC guttering. The property is in generally good condition with opportunity to modernise and redecorate with potential to extend subject to obtaining the relevant permissions. The property benefits from majority double glazing and oil fired central heating.



The accommodation consists of:

**Hallway (approx. 3.16m max x 4.60m)**

With fitted cupboards.

**Kitchen (approx. 4.07m x 3.51m)**

Fitted kitchen with range cooker with double glazed window to the rear.

**Living Room (approx. 7.33m x 4.57m)**

Feature open fireplace with surround with integrated storage, French doors to rear patio and views to the Fells.

**Bathroom (approx. 3.16m x 2.52m)**

Bath, shower cubical, pedestal sink, WC, double glazed window and radiator.

**Bedroom 1 (approx. 3.34m x 4.38m)**

Double bedroom with double glazed window with views over to the fells.

**Bedroom 2 (approx. 3.58m x 3.19m)**

Double bedroom with double glazed window.

**Bedroom 3 (approx. 4.00m x 3.65m)**

Double bedroom with double glazed window.

**Rear Vestibule (approx. 1.41m x 1.28m)**

Door leading to rear patio area.

**Utility Room/Bathroom (Size)**

Bath, WC and sink with fitted with cupboards and work tops.

**Rear Storage (approx. 2.17m x 3.31m)**

Storage accessed externally.

Externally are lawned garden areas, to the front and side of the property with a patio area and shrubbery to the rear.

**Land**

The land extends to approx. 5.78 acres (2.34 ha) including 2.74 acres (1.11 ha) mowable grassland and 3.04 acres (1.23 ha) of permanent pasture/grazing. The lots are divided by Parkend Beck and are located to the south and west of Parkend. The land makes an ideal addition to Hall Close Bungalow, which also benefits from a natural spring, pond with wild flower meadows.

**Lot 2 – 3.04 acres (1.23ha)**

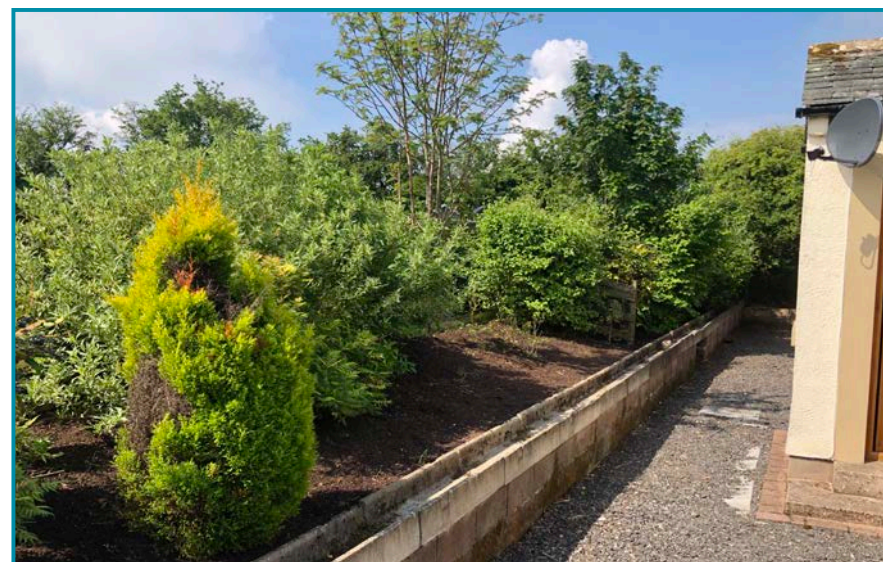
The Lot is accessed via a track from the B2599 and comprises of two fields of permanent grazing. The land is fenced and Parkend Beck forms the western boundary. Currently used for sheep grazing however there is opportunity for rural lifestyle uses such as equine or smallholding for those looking for the 'good life'. There is a right of way in favour of the adjacent landowner over part of the track

**Lot 3 – 2.74 acres (1.11ha)**

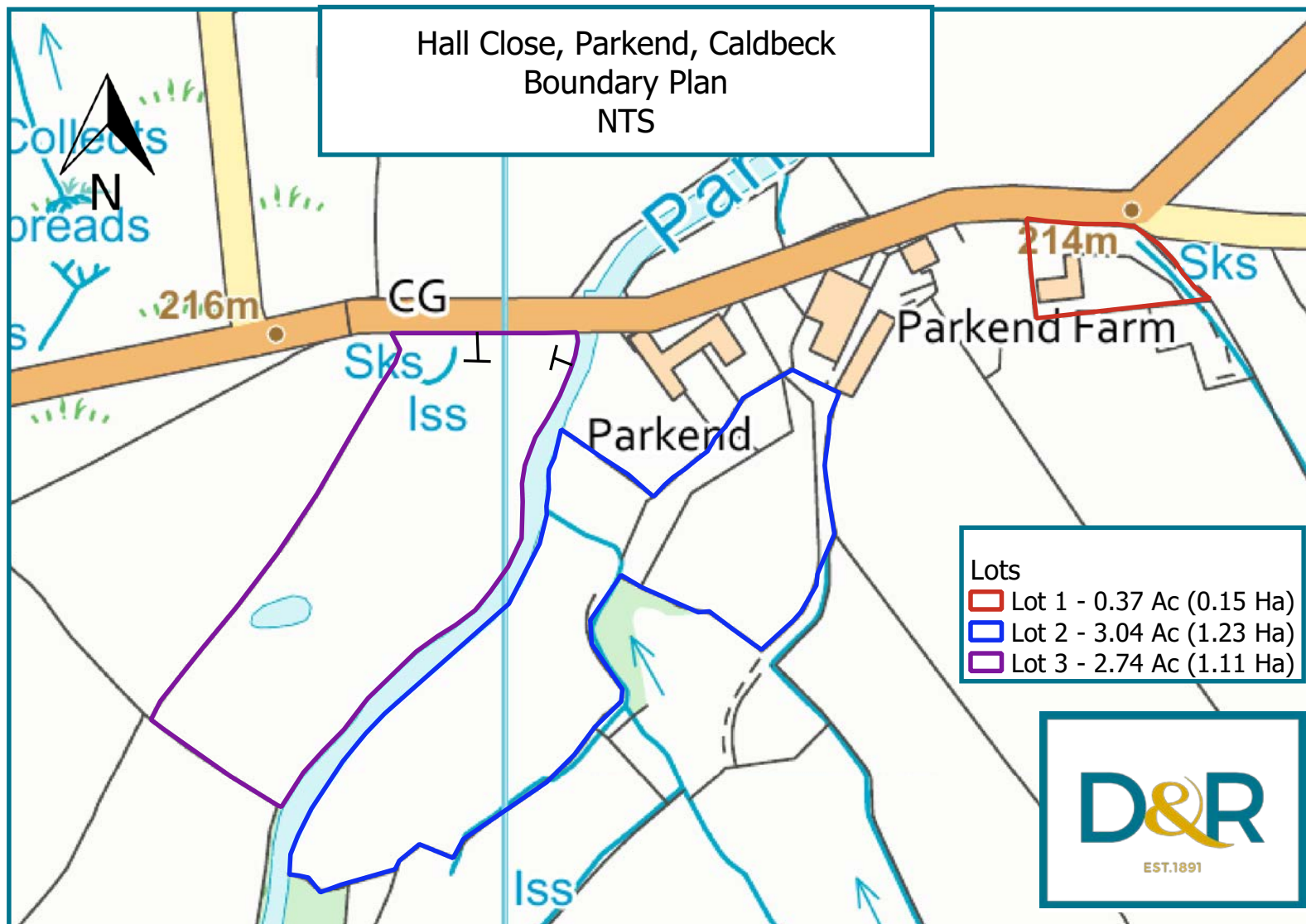
The Lot is accessed directly from the B5299 and is located to the west of Parkend. The field is mowable grassland and is well fenced and Parkend Beck forms the eastern boundary.

There is a title restriction on lot 3 is that the land cannot be used for the parking of caravans or camping / pitching tents, nor can any buildings be erected without consent.

Lot Number	Acres	Hectares	Description
2	3.04	1.23	Mowable Grassland
3	2.74	1.11	Permanent Pasture/ Grazing
<b>Total</b>	<b>5.78</b>	<b>2.34</b>	







#### Services

The Bungalow benefits from mains electricity and water, with drainage to a septic tank (buyers will accept the burden of ensuring the system is compliant). There is central heating and hot water provided by oil fired range.

#### Council Tax

This property is in the Council Tax Band E

#### Field Schedule

Field schedule arranged in table above.

#### Fixtures & Fittings

All fixtures & fittings are included in the sale at no extra charge. No warranties are given for the fitted appliances.

#### Energy Performance Certificate Rating

The EPC rating has been assessed as Band E46.

#### BPS

Entitlements are not included in this sale however these may be available should a prospective Purchaser want these.

#### Planning & development

The property now benefits from a Certificate of Lawful use for use of a building as an unfettered dwellinghouse (Use Class C3).

Please refer to Lake District National Park planning reference - 7/2019/2029.

There are no known planning applications on this property. There may be the potential to progress alternative uses subject to relevant planning and other permissions.

The relevant planning authority is Lake District National Park Authority, Murley Moss, Oxenholme Road, Kendal, LA9 7RL.







### Sporting & Mineral Rights

Any sporting or mineral rights are included in the sale in so far as they are owned and included within the vendor's title. Please note there is a caution against one of the titles in connection with mines & minerals – please contact the Seller's Solicitor for further information.

### Sale

The property is for sale with Vacant Possession upon completion.

### Local Authority

Allerdale Borough Council  
Allerdale House  
Workington  
Cumbria  
CA14 3YJ

### Plans, Areas and Schedules

Plans, Areas and Schedules These are based on the IACS, Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the Selling Agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

### Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Rural. Telephone 01900 268633 or via email sales@drural.co.uk

All viewings are to be arranged with the selling agents. Please note with current COVID 19 restrictions inspections should be limited where possible and all relevant government compliance should be adhered too.

### Deposit

A deposit of 10% of the purchase price will be payable on exchange of contracts. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

### Solicitor

Sam McAllister  
Minihan McAlister  
Warwick Mill Business Centre  
Warwick Bridge  
Carlisle  
CA4 8RR  
01228 217218  
sam@minihanmcalister.co.uk

### Date of Entry

By mutual agreement.

### Important Notes

#### Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

### Offers

All offers should be submitted to the selling agent, along with the relevant Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, to the Selling Agent.

### Third Party Rights and Easements

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. There is a right of way over the part of the driveway at Hall Close to access a yard area – for agricultural use only. There is a footpath that crosses Lot 2. The Parkend beck is included in the Ownership of the subjects.

### PARTICULARS AND MISREPRESENTATION

These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

Photos taken June 2020,  
Particulars prepared July 2020.







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