

FOR SALE

BUILDINGS AND DEVELOPMENT LAND AT ABBEYTOWN

ABBEYTOWN, WIGTON, CUMBRIA, CA7 4SH



**DAVIDSON
& ROBERTSON**
RURAL SURVEYORS & CONSULTANTS

Buildings and Development Land at Laurel Terrace

Abbeytown, Wigton, Cumbria, CA7 4SH

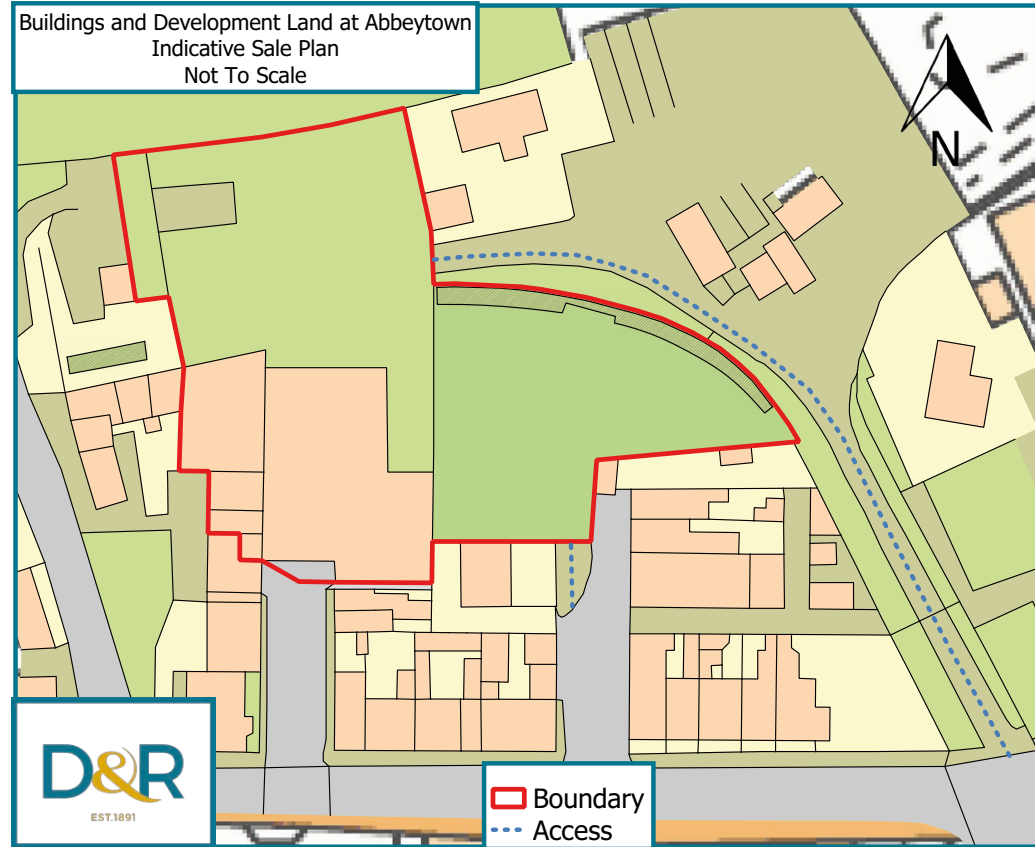
An ideal opportunity to acquire commercial premises and land at Abbeytown which would lend itself to a wide range and development potential. The property consists of former garage, terraced house and barn with land to rear. All extending to 1.06 acres (0.43 hectares).

- Commercial shed space and former garage
- Former Barn
- 3 Former Terraced Houses
- Woodland
- Development Potential

For sale as a whole.

Selling agents

<p>Davidson & Robertson 7M Lakeland Business Park Cockermouth Cumbria CA13 0QT</p>	<p>Tel: 01900 268 633 Fax: 0131 449 5249 Email: sales@drrural.co.uk Web: www.drrural.co.uk</p>
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Situation

The property is located off main street, in the middle of Abbeytown which has shops, school and a pub. Abbeytown has excellent access to Wigton which is 6 miles away via the B5302 and provides a secondary schools, supermarkets and wide range of services. The A595 is 7 miles away and is a major route that connects west Cumbria to Carlisle and the M6.

Wigton – 6 miles
 Aspatria – 8.5 miles
 Cockermouth – 17 miles
 Carlisle – 18 miles

Access

Access is via Laurel Terrace and Assembly Square which is off Main street (B5302). Additional access is via a track to the west of the site indicated on the sale plan.

Directions

From the A595, at Wigton take the B5302 sign posted to Silloth. After 5 miles, enter Abbeytown and Laurel Close in on the right. The property is located at the end of the terrace.

Description

The property at Abbeytown previously was previously a car garage but would suite a wide range of uses. The site could let itself to alternatives uses and development subject to obtaining permissions. The buildings consist of:



6 Bay steel Portal Frame Shed (30m x 11.92m)

Consisting of concrete floor with block and box profile walls and brick and windows facing onto Laurel Terrace. The roof comprises of asbestos sheeting and light panels.

3 Bay Steel Portal Frame Shed (15.50m x 7.41m)

Consisting of concrete floor, block and box profile walls with asbestos roof with light panels.

Attached shed (18.26m x 14.96m)

Concrete floor with brick walls with steel frame roof with asbestos sheeting and light panels. There is a door on to Laurel Terrace.

3 Former Terraced Houses (footprint c.6.6m x 4.15m)

Building shells in poor condition with some remaining walls and chimney breast.

Former Barn

Previously used as storage with arranged over 2 stories with 3 main rooms and WC's. Consisting of brick with concrete floor.

Externally is predominantly natural regeneration broadleaf woodland and scrub to the north and northeast of the site.

EPC

The EPC rating is xxx.

Mineral Rights

Mineral rights are understood to be not included within the vendor's title.

Local Authority

Allerdale Council
Allerdale House, Workington, CA14 3YJ

Plans, Areas and Schedules

These are based on the 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 mis-statement 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@drrural.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.

Date of Entry

By mutual agreement

Solicitor

Rachel Elliott
Burnetts Solicitors
Victoria House
Rosehill Carlisle
CA1 2ST
01228 552222

Important Notes

Method of sale & closing date

The property is offered for sale by Private Treaty. Offers should be submitted to sales@drrural.co.uk or to Suite 7M, Lakeland Business Park, Cockermouth, Cumbria, CA13 9UQ. Should an offer be submitted to the office address please also confirm via telephone or email due to current COVID 19 circumstances.

The Vendor reserves the right to change the method of sale, sell the property without any prior notification or change the closing date. Prospective purchasers are therefore advised to register their interest with the selling agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The Vendor and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The Vendor and their agents also reserve the right to generally amend the particulars of sale. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to prospective purchasers. A closing date for offers may be fixed. The Vendor is not bound to accept the highest or indeed any offer, or 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, easements, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

Brochure prepared September 2021.

Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that:-

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.
3. It is the responsibility of any prospective purchaser or lessee to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.
4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.
5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.
6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.
7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the

- Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.
8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.
 9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.
 10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.
 11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.
 12. Photos taken July 2021.



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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.

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