

RILEY MEADOW

MONKHILL



DAVIDSON
& ROBERTSON
RURAL SURVEYORS & CONSULTANTS

RILEY MEADOW

MONKHILL, CARLISLE, CUMBRIA, CA5 6DB

Riley Meadow presents a range of 7 modern new build homes for sale in the popular village of Monkhill that will be available from February 2023. The development will consist of 4/5 bedroom detached houses and a rare opportunity to purchase a new build bungalow. The properties will lend themselves to modern family living, with excellent gardens and generous accommodation. The location is ideal for commuters, being located close to Carlisle.

Burgh-by-Sands – 1 mile
Carlisle – 5.5 miles
Newcastle – 63 miles
Glasgow – 98 miles

SITUATION

The development is located to the west of Carlisle within the village of Monkhill, in an excellent position close to the Carlisle bypass. Monkhill has a wealth of footpaths to the countryside and the river Eden, as well as nearby access to the Roman wall walks.

Carlisle provides a wide range of services being a regional hub with all the usual shops and plenty of amenities. Great access is provided by the M6 major transport route, and the A69 provides access to Newcastle and the A595 to west of Cumbria.

Carlisle railway station provides excellent access to London Euston in 3 ½ hours and Edinburgh in 1 hour 20 minutes.

ACCESS

Access is via an unclassified road off the Burgh-by Sands road.

DIRECTIONS

From the Carlisle bypass (A689), take to road sign posted to burgh-By-Sands and Port Carlisle off the roundabout. Follow the road for approximately 2 miles. Turn left at the cross roads, Riley Meadow is on the left after 50 metres.

what3words: squares.shifts.rising

SELLING AGENTS

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Cumbria
CA13 0QT

Tel: 01900 268633
Fax: 0131 449 5249
Email: sales@drrural.co.uk
Web: drrural.co.uk



PLOT 1

A spacious 4 bedroom detached home with a double garage, ideally suited for modern family living. Heating will be provided via an air source heat pump with underfloor heating and radiators. There will also be photovoltaic panels to help improve energy efficiency, and reduce the properties carbon footprint and running costs.

Externally there will be gardens with lawns and ample off street parking.

The accommodation comprises of:

GROUND FLOOR

Lounge
Dining Kitchen
WC

FIRST FLOOR

Master bedroom with ensuite
2 Double bedrooms
Single bedroom
Family Bathroom



FRONT
ELEVATION



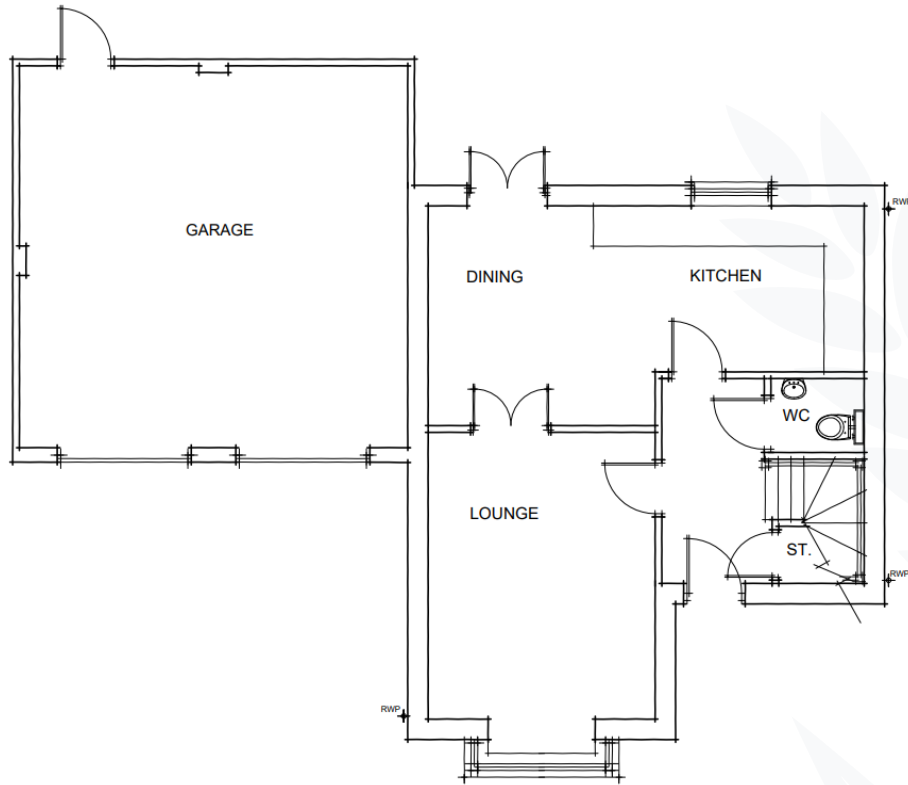
SIDE
ELEVATION



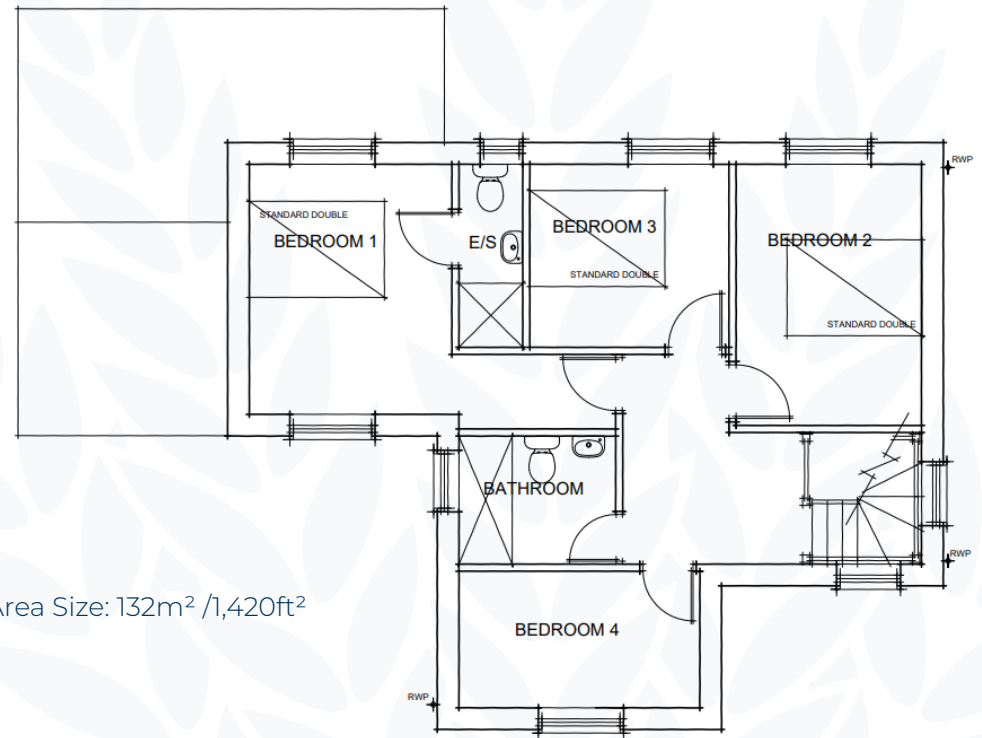
REAR
ELEVATION



SIDE
ELEVATION



GROUND FLOOR



Area Size: 132m² /1,420ft²

FIRST FLOOR

PLOT 2

A spacious 4 bedroom detached home with a double garage, ideally suited for modern family living. Heating will be provided via an air source heat pump with underfloor heating and radiators. There will also be photovoltaic panels to help improve energy efficiency, and reduce the properties carbon footprint and running costs.

Externally there will be gardens with lawns and ample off street parking.

The accommodation comprises of:

GROUND FLOOR

Lounge
Dining Kitchen
WC

FIRST FLOOR

Master bedroom with ensuite
2 Double bedrooms
Single bedroom
Family Bathroom



FRONT
ELEVATION



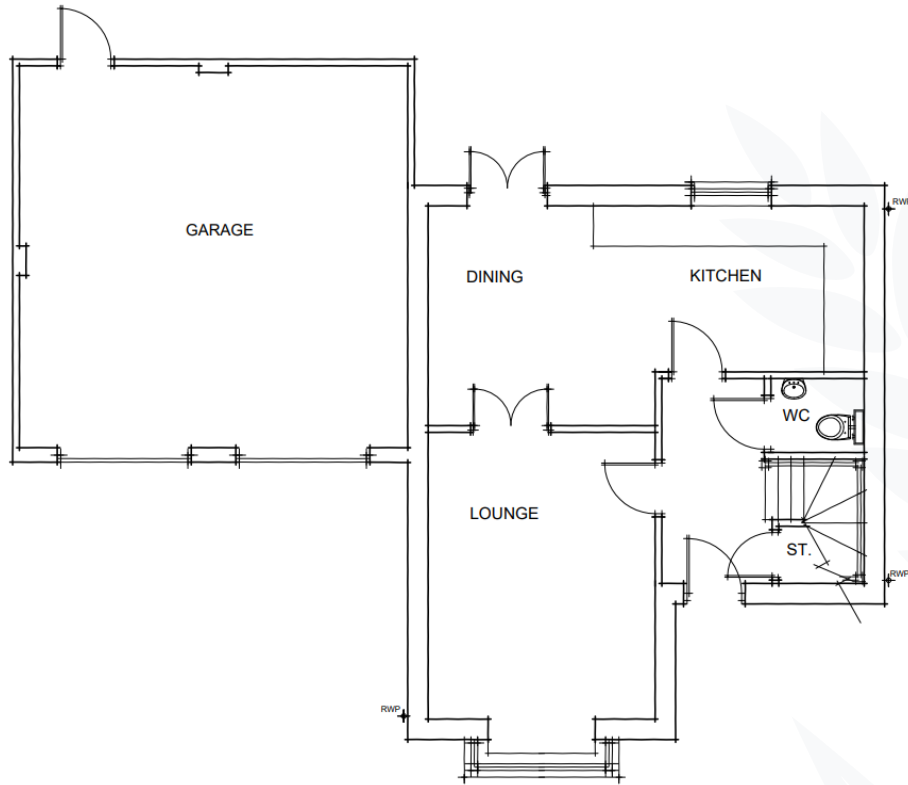
SIDE
ELEVATION



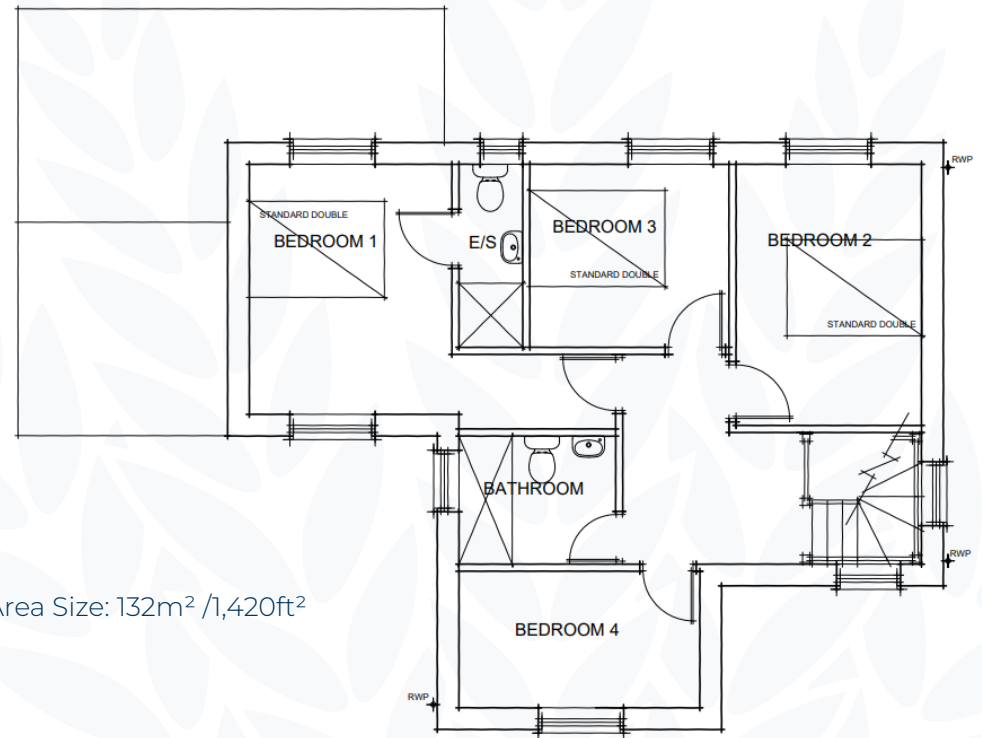
REAR
ELEVATION



SIDE
ELEVATION



GROUND FLOOR



Area Size: 132m² /1,420ft²

FIRST FLOOR

PLOT 3

A spacious detached 4 bedroom family house with double garage and vaulted lounge ceiling. Heating will be provided by air source heat pump with underfloor heating and radiators. There will also be photovoltaic panels as well to improve energy efficiency, reduce the properties carbon footprint and to reduce running costs.

Externally there will be gardens with lawns and ample off street parking.

The accommodation comprises of:

GROUND FLOOR

Hallway
Lounge
Dining Kitchen
WC
Utility room

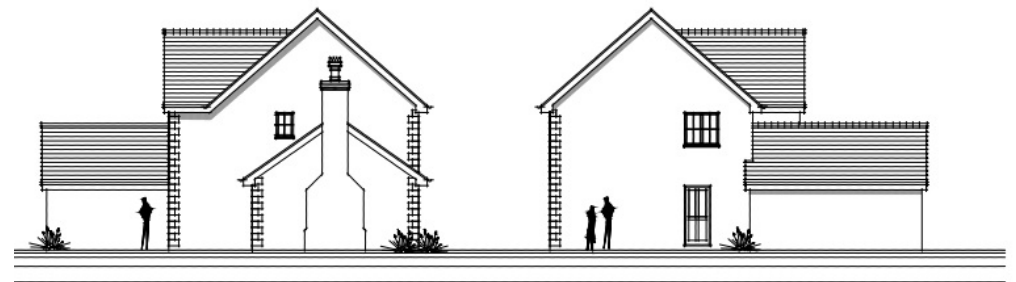
FIRST FLOOR

Master bedroom with ensuite
2 Double bedrooms
Single bedroom
Family Bathroom



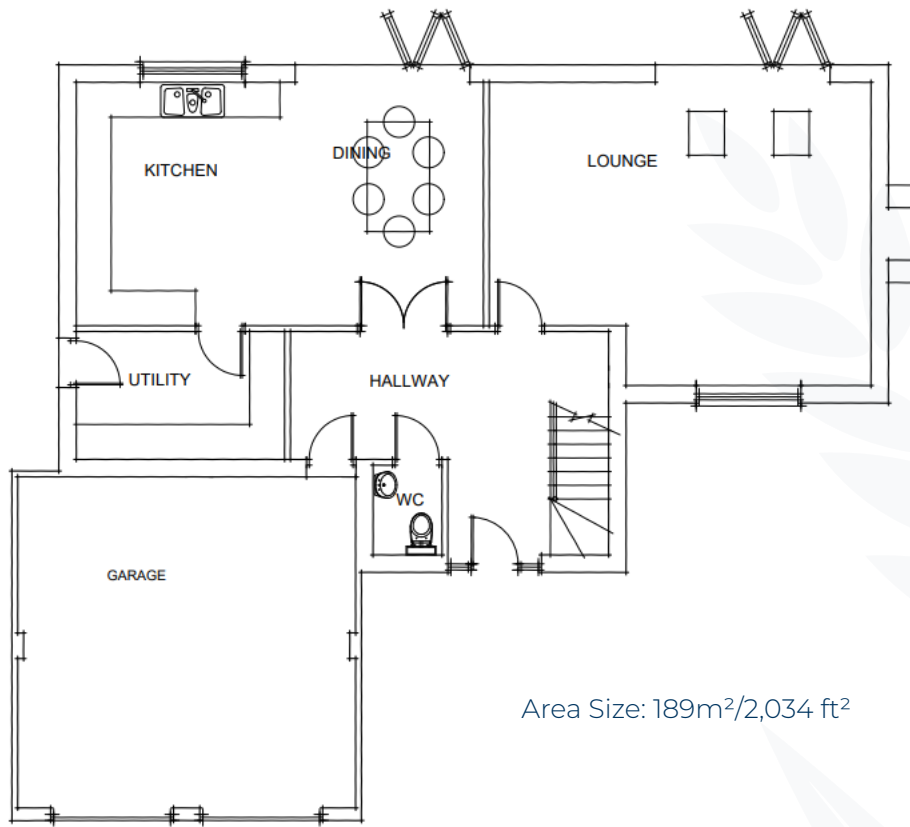
FRONT ELEVATION

REAR ELEVATION



SIDE ELEVATION

SIDE ELEVATION



Area Size: 189m²/2,034 ft²

GROUND FLOOR



FIRST FLOOR

PLOT 4

A 5 bedroom detached family house with double garage. The property will benefit from bifold doors off the lounge. Heating will be provided via an air source heat pump with underfloor heating and radiators. There will also be photovoltaic panels to help improve energy efficiency, and reduce the properties carbon footprint and running costs.

Externally there will be gardens with lawns and ample off street parking.

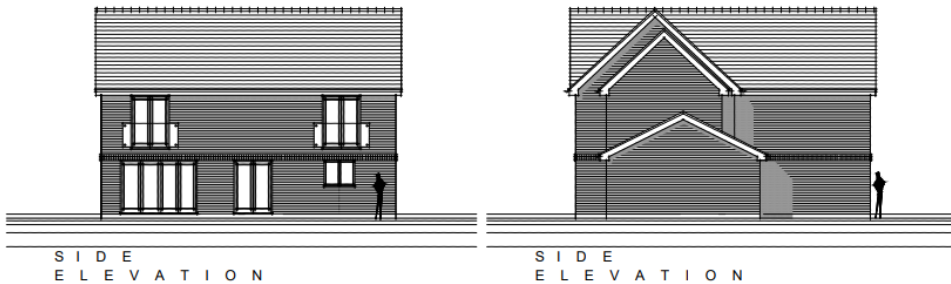
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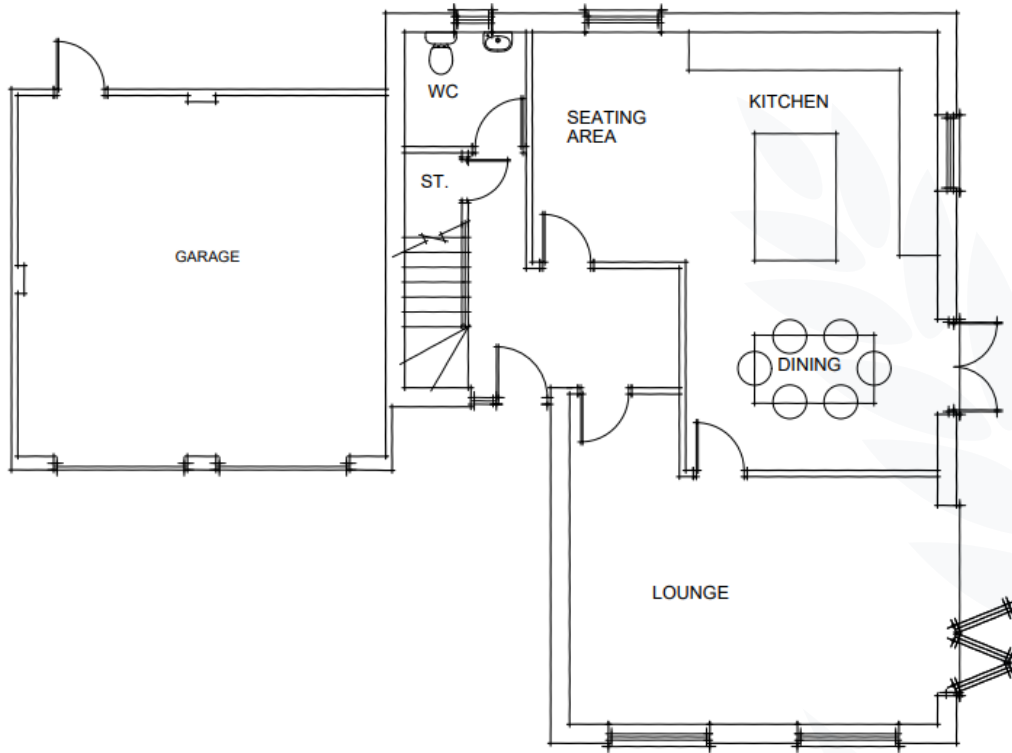
GROUND FLOOR

Hallway
Lounge
Dining Kitchen and seating area
WC

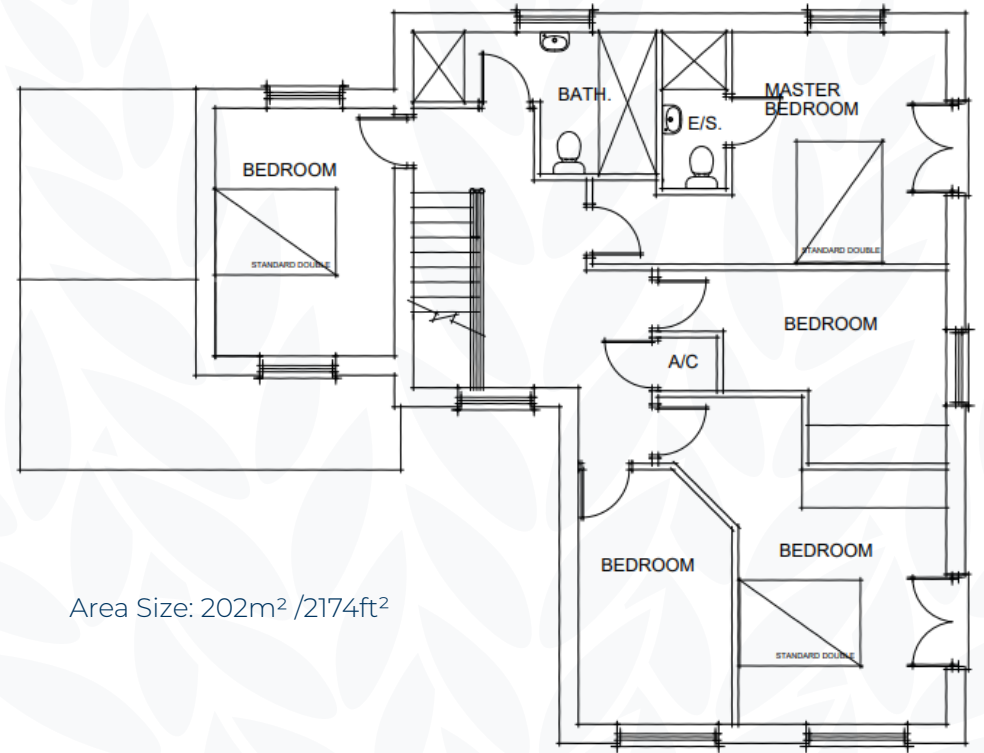
FIRST FLOOR

Master bedroom with ensuite
2 Double bedrooms
2 Single bedrooms
Family Bathroom





GROUND FLOOR



Area Size: 202m² /2174ft²

FIRST FLOOR

PLOT 5

A detached 5 bedroom family home with double garage. The property will benefit from having bifold doors off the dining kitchen. Heating will be provided via an air source heat pump with underfloor heating and radiators. There will also be photovoltaic panels to help improve energy efficiency, and reduce the properties carbon footprint and running costs.

Externally there will be gardens with lawns and ample off street parking.

The accommodation comprises of:

GROUND FLOOR

Hallway
Lounge
Dining Kitchen
WC
Study

FIRST FLOOR

Master bedroom with ensuite and dressing area
2 Double bedrooms with ensuites
2 Single bedrooms
Family Bathroom



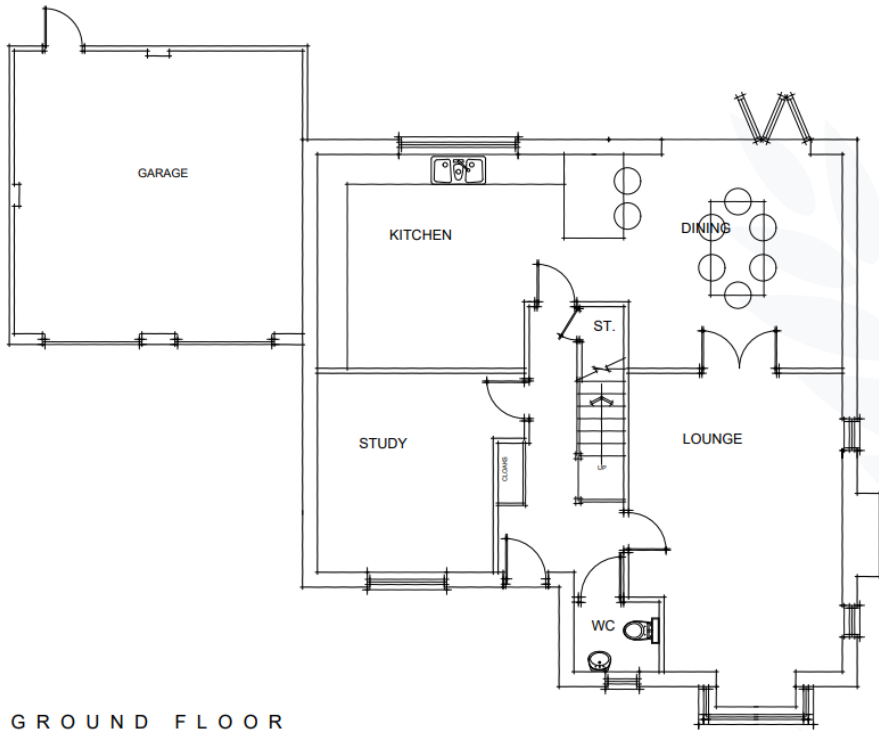
FRONT ELEVATION

SIDE ELEVATION

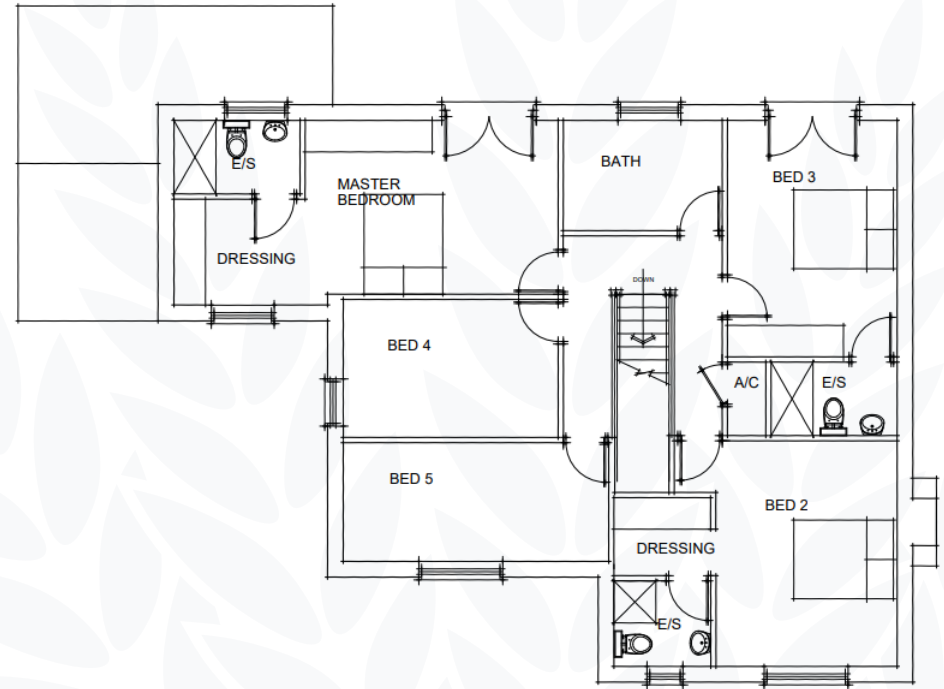


SIDE ELEVATION

REAR ELEVATION



GROUND FLOOR



FIRST FLOOR

Area Size: 245 m²/2,637ft²

PLOT 6

A 5 bedroom detached family house with double garage. The property will benefit from bifold doors off the lounge. Heating will be provided via an air source heat pump with underfloor heating and radiators. There will also be photovoltaic panels to help improve energy efficiency, and reduce the properties carbon footprint and running costs.

Externally there will be gardens with lawns and ample off street parking.

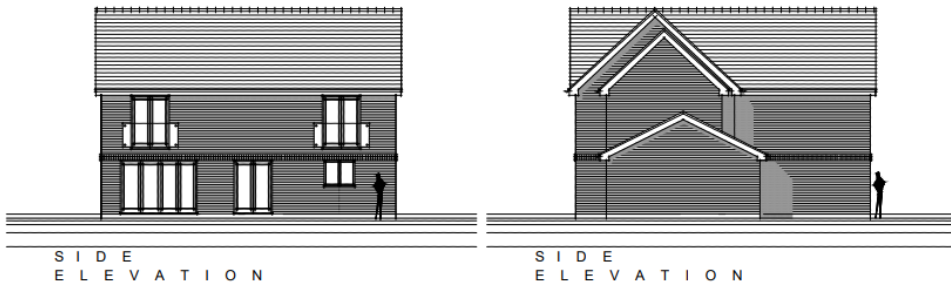
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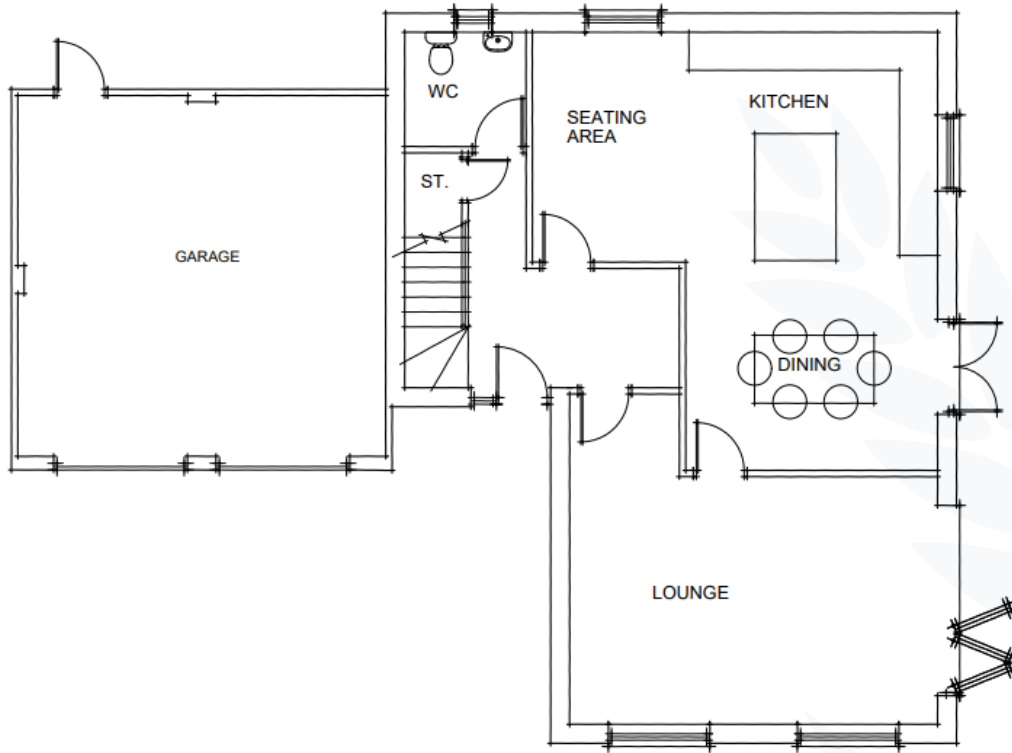
GROUND FLOOR

Hallway
Lounge
Dining Kitchen and seating area
WC

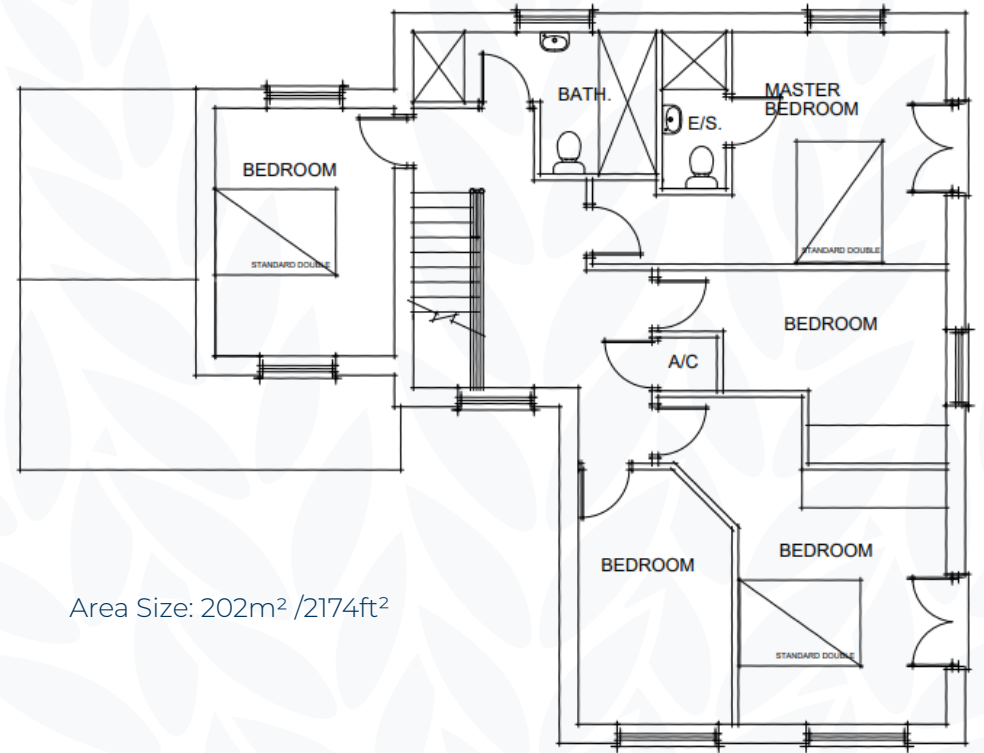
FIRST FLOOR

Master bedroom with ensuite
2 Double bedrooms
2 Single bedrooms
Family Bathroom





GROUND FLOOR



Area Size: 202m² /2174ft²

FIRST FLOOR

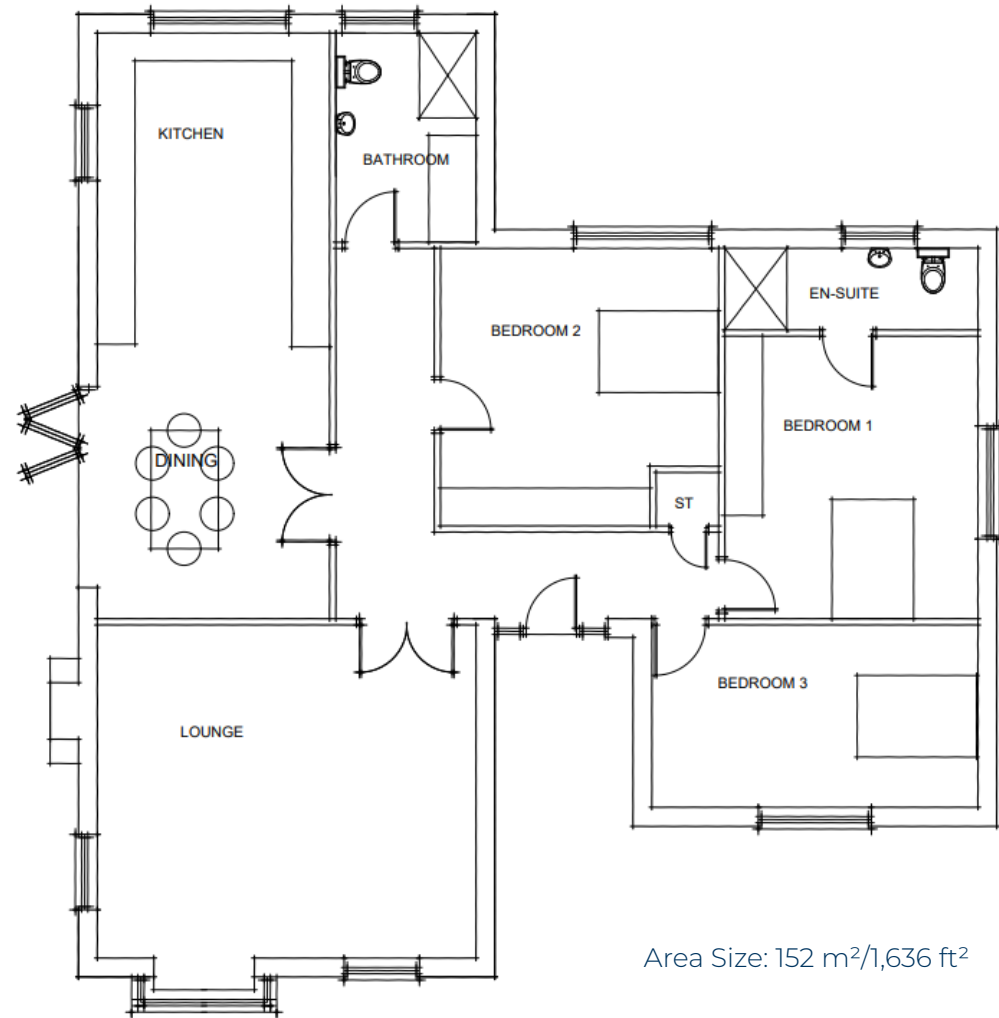
PLOT 7

A well-arranged 3 bedroom detached bungalow with ample off street parking. The property will benefit from bi-fold doors from the dining kitchen. Heating will be provided via an air source heat pump with underfloor heating and radiators. There will also be photovoltaic panels to help improve energy efficiency, and reduce the properties carbon footprint and running costs.

Externally there will be gardens with lawns and ample off street parking.

The accommodation comprises of:

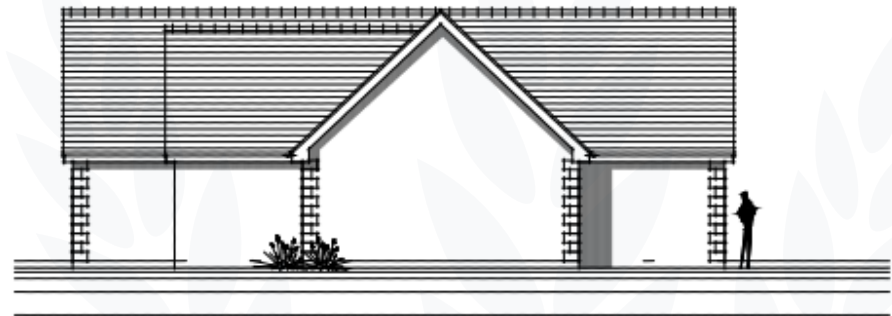
- Master Bedroom with ensuite
- 2 Double Bedrooms
- Hallway
- Lounge
- Dining Kitchen
- Bathroom



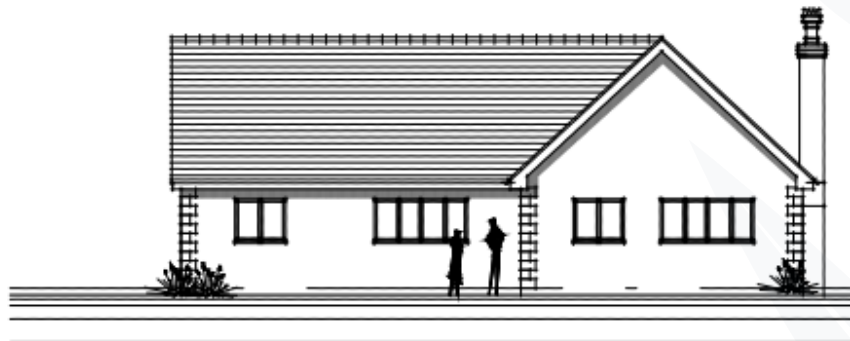
F L O O R P L A N



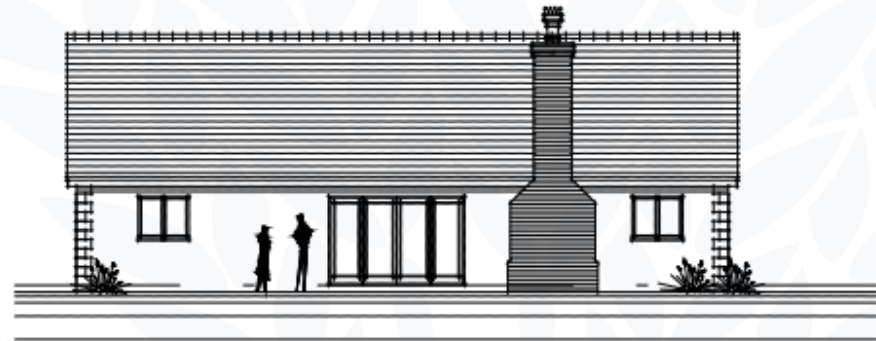
FRONT
ELEVATION



SIDE
ELEVATION



SIDE
ELEVATION



REAR
ELEVATION

MINERAL RIGHTS

The extent they are included within the vendor's title.

LOCAL AUTHORITY

Carlisle City Council, Civic Centre, Carlisle, Cumbria, CA3 8QG

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.

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.

SERVICES

Mains water, electric and sewage dealt with by way of development treatment plant.

SOLICITOR

TBC

COUNCIL TAX

TBC

SERVICE CHARGE

TBC

DATE OF ENTRY

By mutual agreement.

PLANNING

The development planning permission is granted under reference 21/0038 from Carlisle City council. Further planning permission is sought for a further 3 properties. The details of the planning permission can be provided by the selling agents upon request.

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. 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. Site plot plan, boundaries and room dimensions are indicative and may be subject to change.

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, 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. There may be a need to reserve or grant rights across the sale subjects in favour of others on the development or the Vendor.

IMPORTANT NOTICES

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 lessees 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.





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