

Chapel Farm Development

Crosby Garrett, Kirkby Stephen CA17 4PR

Mitchells SINCE 1873
LAND & PROPERTY



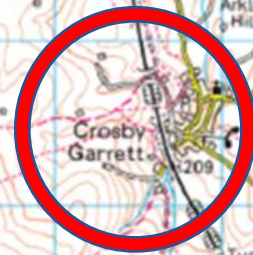
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Location

This excellently positioned site is situated in the peaceful village of Crosby Garrett on the edge of the Yorkshire Dales. The site has planning permission granted for the demolition of the existing farm buildings and the redevelopment of the site into 5 Local Occupancy dwellings.



Guide Price £550,000

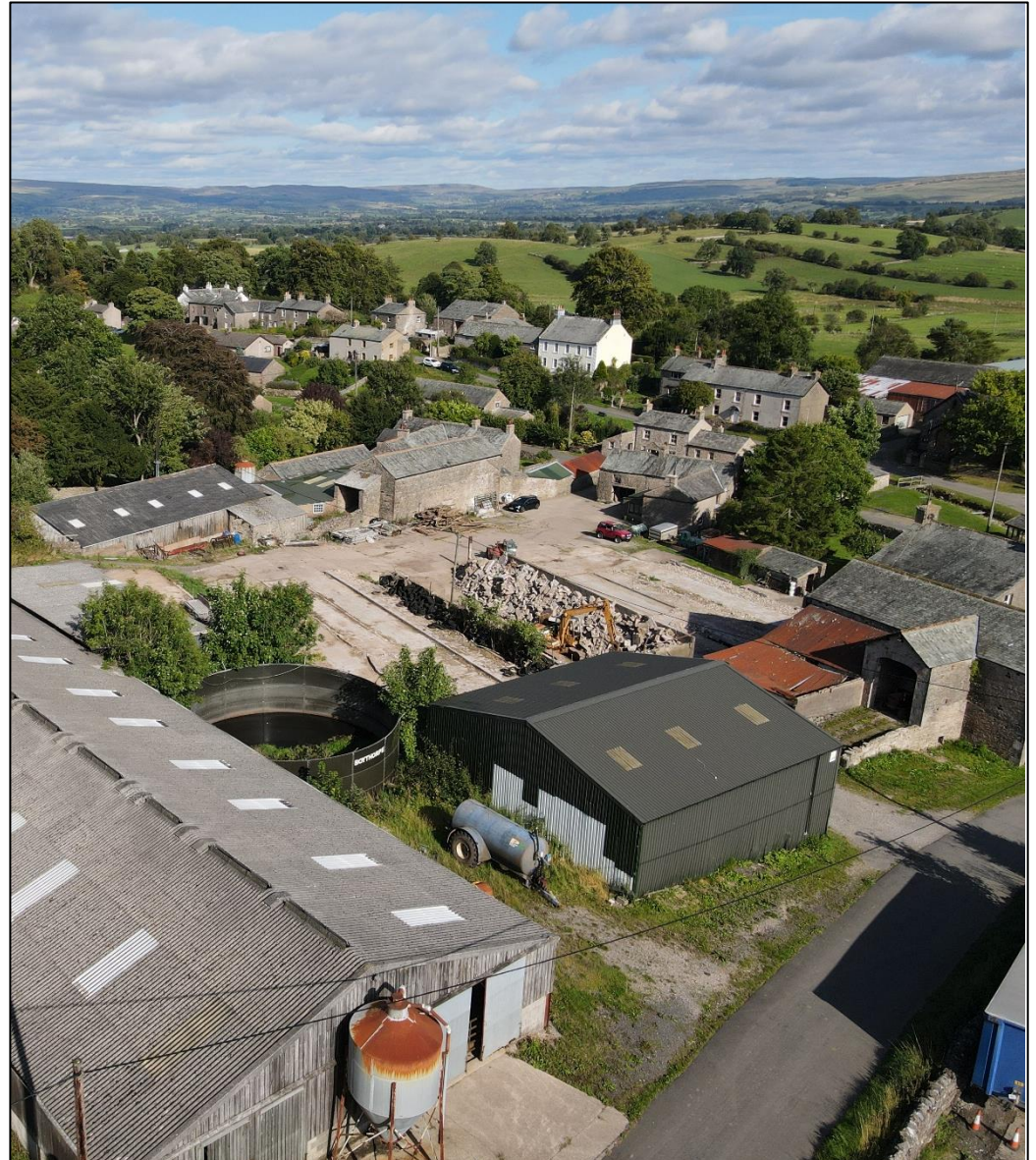
www.mitchellslandagency.co.uk

t: 01900 822016

e: info@mitchellslandagency.co.uk

DESCRIPTION

An exciting opportunity to develop a beautifully situated small development within a small and attractive Cumbrian Village. The Yorkshire Dales National Park Planning Authority has granted planning permission for 5 Local Occupancy dwellings. The properties will boast views over the rolling hills towards the picturesque Yorkshire Dales.



Crosby Garrett is a hamlet and civil parish in the Eden District of Cumbria, England. It was formerly in the county of Westmorland. Above the stunning Lune Valley it commands beautiful views all around.

The Settle to Carlisle Railway goes through the boundary of the village, across the stunning Crosby Garrett viaduct, unfortunately the station it once had, succumbed under railway cuts in 1952. It is equidistant between Kendal and Penrith both being about 22 miles by car.

Independent shops and numerous Inns, Cafes and Restaurants in the nearby town of Kirkby Stephen which is only 3.9 miles away.

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 Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ.

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

SERVICES

A metered Mains Water supply is on site, it is believed there is mains electricity and drainage on the roadside.

PLANNING PERMISSION

Further details are available from the agents. Application number A/02/7A with the Yorkshire Dales National Park Authority

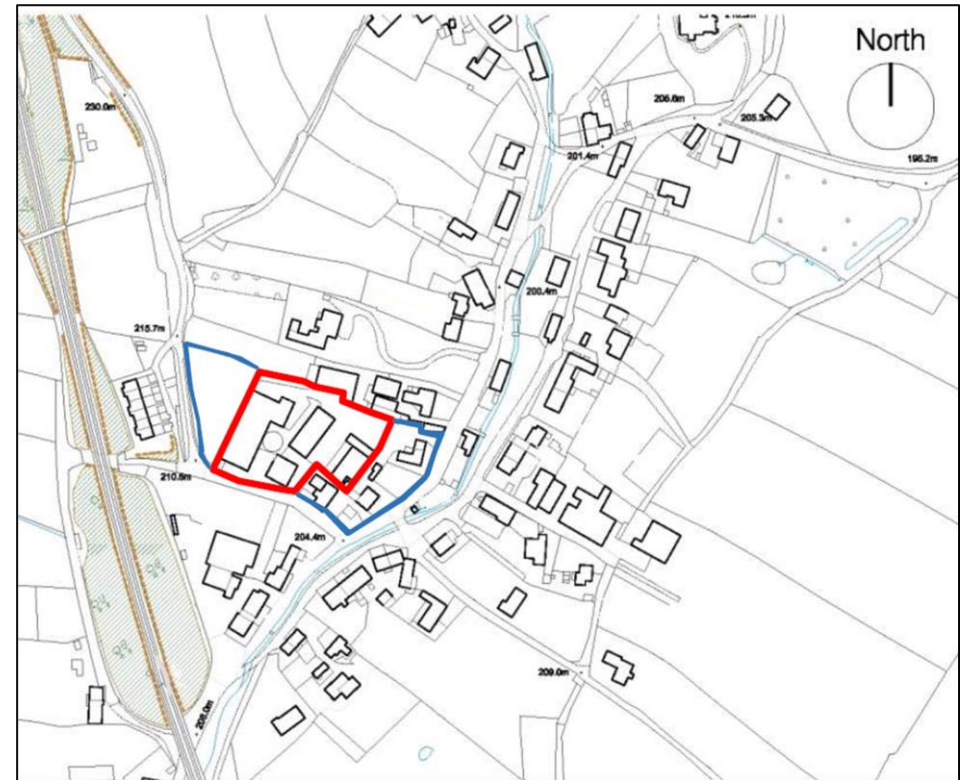
VENDORS SOLICITORS

Charlotte Birtles, Arnison & Heelis, 7 Boroughgate, Appleby CA16 6XF

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

Location Plan



DIRECTIONS

11 miles from the Tebay junction of the M6, follow the A685 then the B6261.

8 miles from the Appleby junction of the A66, from the junction follow the B6259 to the village.

For SatNav follow the postcode CA17 4PR

IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken September 2021.
2. Plans are not to scale, are for guidance only and do not form part of a contract.
3. Services and appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent.
5. 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.
6. Only those items referred to in the text of these particulars are included.
7. 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.
8. 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.
9. 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.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home.

We will advise on Guide Price which will accurately position your property in the current market, maximising viewings and sale prospects.

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