



Library Picture

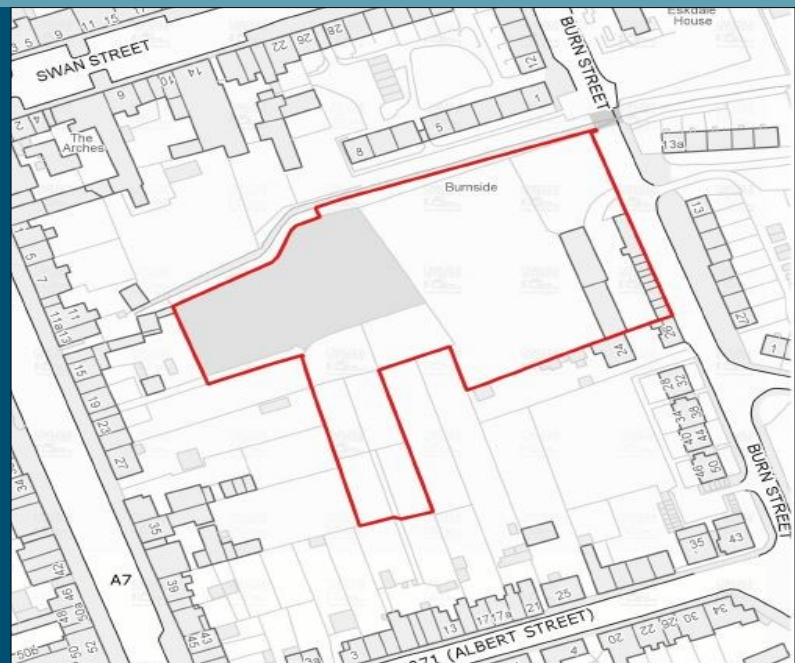
## For Sale

Burns Street  
Longtown  
Carlisle, CA6 5TB

0.806 ha (1.99 ac)

## Key Features

- Town Centre Location
- Freehold Opportunity
- Previously Consented
- 6 Miles (10mins) to Jct 44 M6



# Burns Street, Longtown, Carlisle, CA6 5TB

## Description

Land and buildings thereon being offered for sale jointly by the Lancaster Roman Catholic diocese and Carlisle City Council. The front of the site, adjoining Burns Street, has the former Catholic Church whilst to the rear the site is bordered by cottages and lock-up garages whilst there are former allotments and garden situated to the rear of the dwellings in English Street and Albert Street.

The site extends to approximately 1.99 acres (0.806 ha) with vehicle access taken from Burns Street.

Site plans can be provided on request.

## Location

The land and buildings are situated in the heart of Longtown itself and is surrounded by the terraced dwellings of Swan Street, English Street and Albert Street.

Longtown is some 10 miles north of Carlisle City Centre in the north region of Cumbria and close to the Scottish Borders. The site is accessed via the A7 which leads to junction 44 of the M6 some 6 miles to the south.

Longtown has a number of independent retailers and community facilities and Gleeson Homes are currently developing a number of new homes within the town.

## Site Area

Site Area	Hectares	Acres
Land	0.806	1.99
<b>Total</b>	<b>0.806</b>	<b>1.99</b>

## Services

We understand services are available to the periphery of the site. Interested parties should satisfy themselves as to services.

## Planning

The site would be suitable for development subject to obtaining the necessary consents.

A previous application (11/0279 was granted for residential development to the front of the site albeit this has now expired.

## Price

£480,000 exclusive of VAT

In the event of an Exchange of Contract being subject to obtaining consents, our client will seek a non-refundable 5% deposit.

## EPC

n/a

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

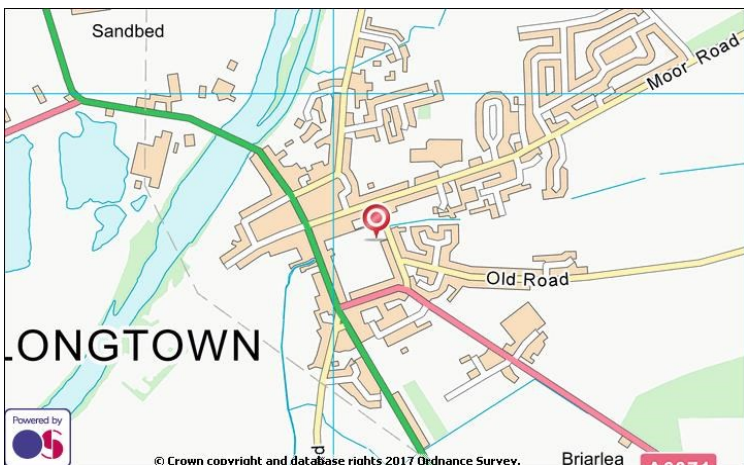
## Tenure

Freehold basis

## VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.

Details Produced: November 2019



## Hyde Harrington

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## 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.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any 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 Hyde Harrington.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
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 a subsequent written agreement.