

**LAND AT REGENT STREET
CARLISLE
CA2 4HD****FOR SALE****0.184 Ha (0.45 acres)****LOCATION**

The site is situated on Regent Street, Carlisle on the edge of a densely populated residential area. Immediately adjacent to the north is the main Virgin West Coast rail line.

DESCRIPTION

The land comprises a regular shaped, brownfield development site with planning permission for residential development. The site has been cleared with the remaining area made up of concrete, tarmac or hardcore surfaces.

Planning permission has been granted under App. No. 17/1074, with effect 14 March 2018, to erect 10 no. Dwellings; comprising 5 no. 2 beds and 5 no. 3 beds, in addition to 3 no. detached garages on an adjacent plot. Further information and plans can be made available upon request.

SITE AREA

Main Plot	0.170 Ha	(0.42 acres)
Adjacent Plot	0.014 Ha	(0.03 acres)
Total Site Area	0.184 Ha	(0.45 acres)

SERVICES

We understand that connections to all services are available either on site or to nearby mains systems.

TERMS

Offers in the region of £125,000 are invited for the Freehold interest.

COSTS

Each party will bear their own costs incurred.

VAT

All figures quoted are exclusive of VAT which will be charged in addition at the appropriate rate where applicable.

VIEWINGS

The site is fenced and gated but can be viewed from the roadside. If access is required to walk the site or for further information, please contact the sole agent, Carigiet Cowen.

Chris Smith

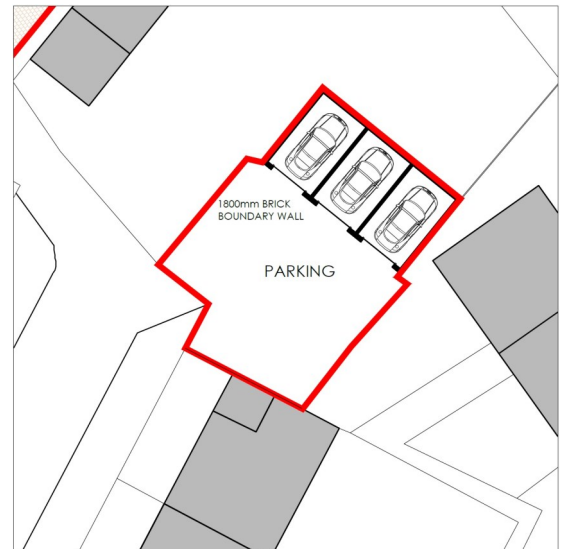
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Plans shown are for information purposes only and are not to scale.

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