



Proud of our past. Energised for our future.

FOR SALE BY SEALED OFFER

**Residential development land
at The Elms off Ashlea Road
Egremont**



- Residential development site in Egremont available together or as two separate parcels:-
 - Plot 1 (The Elms) approximately 1,625 square metres
 - Plot 2 (The Limes) approximately 6,000 square metres
- Closing Date for offers is 12 noon on Wednesday 20th January 2016
- **Guide Prices: Plot 1 (The Elms) £40,000**
Plot 2 (The Limes) £125,000

Location	The two parcels of land are located on the edge of Egremont adjacent to playing fields and existing housing close to open countryside.
General Description	The land comprises gently sloping grassland with a few young trees and shrubs. There is a garden tenancy of one small area that will be sold with the northernmost parcel. This runs until 2024 subject to a rental of £320 per annum.
Services	Prospective purchasers should make their own enquiries of the relevant statutory providers as to the availability and cost of providing services as part of any development prior to submitting an offer.
Tenure	Freehold with vacant possession.
Ground Conditions	<p>A survey of the ground conditions on the site has not been undertaken by the vendor. Prospective purchasers should make their own enquiries as to the ground conditions on site and the presence of any deleterious materials. No permissions for ground investigation works will be given ahead of a sale subject to contract.</p> <p>The site will be sold subject to a proviso that the purchaser and its successors in title will make no claim against the vendor for any damage caused as a result of any contaminants, known or unknown, on, in or under the land.</p>
Roads	The Elms, extending from Ashlea Road, is understood to be adopted as public highway and extends beyond the development land only to a playing field.
Viewings	The land is open and can be inspected at any time.
Offers	<p>Offers are invited in the region of: Plot 1 (The Elms) £40,000 subject to contract Plot 2 (The Limes) £125,000 subject to contract.</p> <p>Sealed offers are invited subject to contract and should be submitted on the attached offer form in</p>

the envelope provided to arrive at the offices of Property Services, Copeland Borough Council, The Copeland Centre, Catherine Street, Whitehaven, CA28 7SJ by noon on Wednesday

Failure to supply the information on the form could lead to your offer being discounted.

Offers will be opened in accordance with our sealed offer procedure, a copy of which can be made available on request.

Enquiries concerning the offers should not be made earlier than 48 hours after the closing date and time.

Rising bids are not acceptable, specific offers are required.

We are not bound to accept the highest or any offer.

Any costs incurred in the preparation of making an offer will not be met by the vendor.

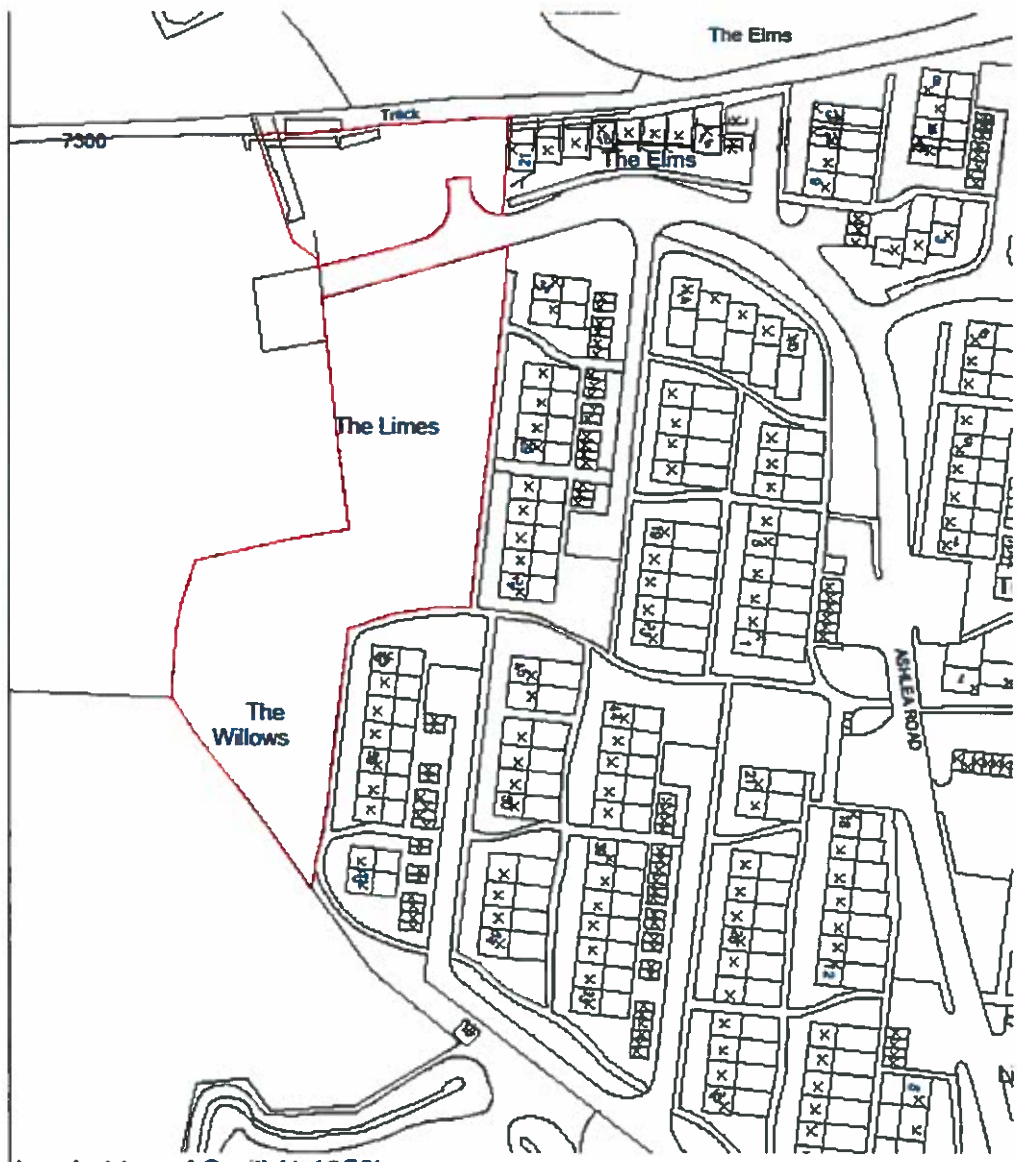
Disclaimer

Please note these particulars are set out as a general outline only and do not constitute part of an offer or contract.


All descriptions, dimensions, references to condition, occupation and other details are given in good faith and are believed to be correct but should not be relied on as statements or representations of fact. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any costs incurred will not be met by Copeland Borough Council.

Further Information

Contact: Property Services, Copeland Borough Council,
The Copeland Centre, Catherine Street, Whitehaven,
CA28 7SJ
Tel: 01946 598490



Land at top of Orgill (1:1250)

 <i>Providing expert services for our future</i> Contracts and Property Dept. The Copeland Centre, Catherine Street, Whitehaven, Cumbria CA28 7SJ	Scale @ A4	Designed by	Drawn by	Checked by	Revision	Date
	1:1250	N/A	JW	TE	REV: 1	16/11/2015
	Project No. LTO - JW Drawing No. LTO - JW - 001					

**SUBJECT TO CONTRACT
SEALED OFFER FORM**

LAND AT ORGILL, EGREMONT

I/We _____ (Name and address in
capital letters please)
of _____

wish to offer the sum of _____
for **Egremont: Land at Plot 1 (The Elms)/Plot 2 (The Limes) or
both (delete as appropriate)**

**TO ALLOW THIS OFFER TO BE CONSIDERED FULLY PLEASE SUPPLY THE FOLLOWING
INFORMATION.**

Please state your finance source _____

Is your offer conditional, e.g. subject to planning consent? YES/NO

If so, please confirm the condition(s) below:

What are your development proposals?

Have you consulted the Planning Authority and
the Local Highways Authority about this use? YES/NO

Please confirm whether you are a member or officer of Copeland Borough Council or
whether you are related to a member or employee of the Council?
YES/NO

Your Solicitor's name and address _____

Signed _____ Dated _____

Daytime telephone number _____
