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**AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS**

**HOPES**  
**of Wigton**  
**ESTATE AGENTS**



**A SUPERBLY SITUATED BUILDING PLOT  
WITH OUTLINE PLANNING PERMISSION**

**OFF SCHOOL LANE, BOTHEL, NEAR  
WIGTON, CUMBRIA CA7 2HZ**

**AN EXCELLENT OPPORTUNITY  
TO ACQUIRE A BUILDING PLOT  
LOCATED WITHIN THE VILLAGE OF BOTHEL  
WHICH LIES ON THE FRINGES  
OF THE LAKE DISTRICT.**

**PRICE REGION £80,000**

**OUTLINE PLANNING PERMISSION HAS BEEN GRANTED  
FOR THE ERECTION OF A SINGLE DETACHED  
DWELLING**

**THE SITE IS APPROXIMATELY 600 SQUARE METRES IN AREA  
AND IS IN A CONVENIENT LOCATION FOR ACCESS TO A595**

**THE OWNER OF THE SITE  
WILL ENJOY ACCESS OFF SCHOOL LANE.  
THE OWNER OF GARTH COTTAGE HAS A RIGHT OF WAY  
OVER THE SITE FROM SCHOOL LANE.**

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG  
VAT Reg No: 256 4393 42  
Directors: DA Harrison (Chairman); JT Brockbank; JJ Dixon; RE Jackson,  
S Robertson F.I.A EST (Scot); B Walton; JT Wilson; J Hope; K Jarman

**D W Bulman** F.R.I.C.S.  
Estate Agency Manager  
**I M Graham**  
Company Secretary

**ALSO AT 8 STATION ROAD, SILLOTH CA7 4AE - 016973 32018**

**DIRECTIONS:**

BOTHEL IS JUST OFF THE A595 (AT ITS JUNCTION WITH THE A591 WHICH LEADS TO KESWICK) AND OFFERS QUICK ACCESS TO ALL WORK CENTRES INCLUDING WEST CUMBRIA/CARLISLE AND THE NATIONAL PARK. TAKE THE GREYHOUND PUB TURN OFF AND FOLLOW SCHOOL LANE UP AROUND TO THE LEFT, AND THEN TAKE THE LEFT HAND TURN. THE BUILDING SITE IS LOCATED ON THE RIGHT HAND SIDE BETWEEN PARK VIEW AND LYNDALDE.

**TENURE:**

WE ARE ADVISED THAT IT IS FREEHOLD

**SERVICES:**

ALL MAINS SERVICES ARE AVAILABLE NEARBY

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**IMPORTANT NOTICE**

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatever in relation to these properties. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest please ask for further information.

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