

Preliminary particulars of sale of:

**GILL BROW BARN, MOSSER,
COCKERMOUTH, CUMBRIA, CA13 0SR
in the
LAKE DISTRICT NATIONAL PARK**

**Mitchells Land Agency
Mitchells Auction Company Limited
Lakeland Livestock Centre
COCKERMOUTH
CA13 0QQ
Tel: 01900 822016
www.mitchellslandagency.co.uk
info@mitchellslandagency.co.uk**

Are delighted to present to the market for sale by Private Treaty:

GILL BROW BARN

Mosser, Cockermouth, Cumbria, CA13 0SR



A rare opportunity to acquire a traditional Lakeland barn with 0.45 acres (0.18ha) of land, set in a quiet and rural hamlet within the Lake District National Park with planning approval for conversion into a two bedroomed dwelling. This property offers a unique project to achieve the rural idyll

GUIDE PRICE : £150,000

Sole Selling Agents:

**Ian Wood
Land Agency Dept.
Mitchell's Auction Co. Ltd.
Lakeland Livestock Centre
Cockermouth
CA13 0QQ
Tel: 01900 822016
E: ian@mitchellslandagency.co.uk**

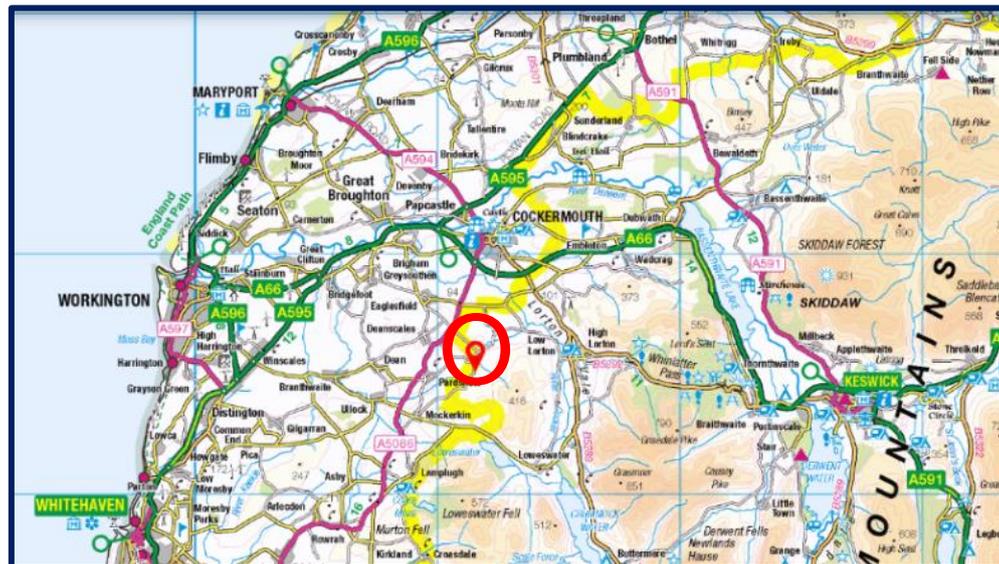
Solicitor:

**Jonathan Carroll
Director & Head of Agriculture
Cartmell Shepherd Ltd
Montgomery Way
Rosehill
Carlisle
Tel: 01228 514077
E: jonathan.carroll@cartmells.co.uk**

INTRODUCTION:

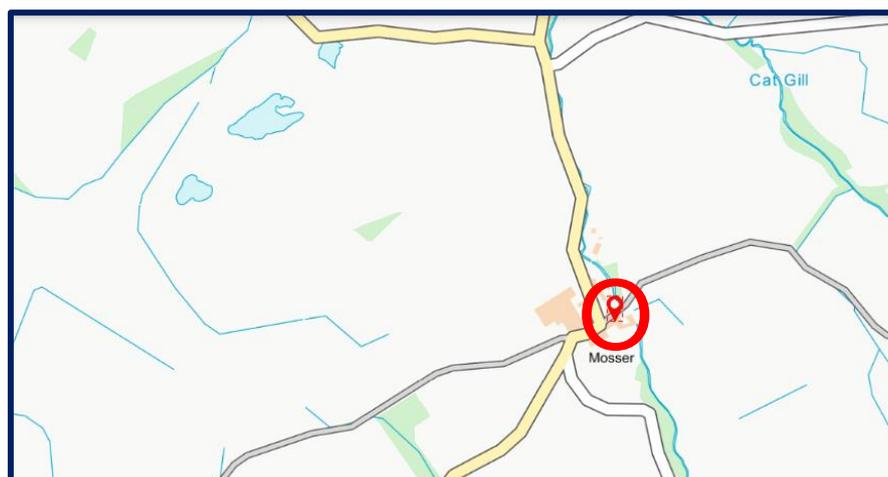
Gill Brow Barn is the name given to the solid stone former agricultural barn which is offered for sale. It is situated in the quiet hamlet of Mosser, which is on the edge of the Lake District National Park World UNESCO Site. Accessed via small country roads with views of open farmland along the way, yet with the benefit of being only a very short drive from the Gem town of Cockermouth, Mosser offers a superb location for those who wish to enjoy rural living.

The barn has a long agricultural history having been built around 1800 and until recently was used to house cattle and sheep, but its next chapter is about to be written. Planning approval has been granted to convert the barn into a two bedroomed dwelling with a large kitchen/family room and separate living room. Outside there are plans for a large parking area to the front, patio area to the side and to the rear there is 0.45ac of land.



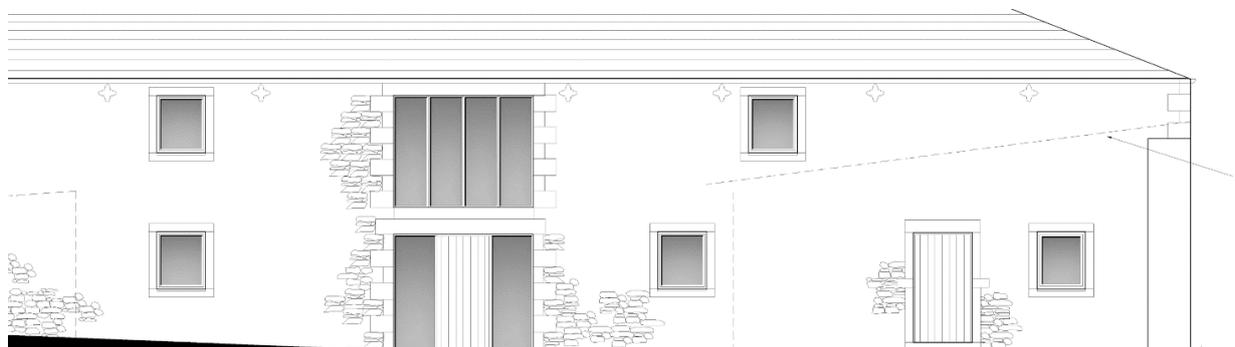
DIRECTIONS:

See the location plans above and below. Mosser can be accessed several ways via the network of minor roads in the area. One way is to take the A5086 from Cockermouth towards Egremont. Take the second road on the left, signposted Mosser and continue for approximately 2.5 km until you reach the hamlet of Mosser. Drive into the hamlet and at the 90 degree bend, take the unmetalled road to the left. The barn is on the right. For those using 'Sat Nav' systems the postcode of the property is CA13 0SR. Sale boards are located at the property. The National Grid Reference is NY1125SE location 311568 525096.



DESCRIPTION:

Mosser is located approximately 4.5 miles south of the Gem town of Cockermouth. Cockermouth offers a range of supermarkets, restaurants, independent shops, primary school, secondary school and community hospital. Access to the west of the county to the towns of Whitehaven and Workington is around 14 to 10 miles respectively and access to picturesque Loweswater is just 6.4 miles to the south east.



The full suite of planning documents are available electronically on request. The planning approval allows for the barn to be converted into a two-storey dwelling with an internal floor space of 250m². To improve the carbon rating, the plans include the installation of an air source heat pump to heat the property in a more carbon friendly manner.

The ground floor comprises:-

Full height entrance hall with stairs and open landing

Store

Living room with access to patio

Kitchen/Family room

Hall with external door to front parking area

Laundry

Shower room & W.C

The second floor comprises:-

Gallery landing

Bedroom 1

Bedroom 2

Bathroom

Store



Services:

The purchaser will need to install all required services to the property. Electricity Northwest has quoted £7,226.36 (including VAT) for the electricity connection for the property. The planning approval is based on the following; 'sewerage will be via an existing septic tank' which also serves three existing properties. However, given recent regulation changes, purchasers will need to install a new package treatment plant in the area to the front of the property which will also need to continue to serve the existing properties. Heating will be via an air source heat pump located in the area to the front of the property. Natural water is available on site but will require appropriate UV treatment and filtration etc.

Outside:

The property comprises 0.59 acres (0.23ha) in total which includes the area on which the barn stands as well as the front courtyard and land to the rear which extends to 0.45acres (0.18ha).



VIEWING:

Strictly by appointment with the Sole Agents:

Land Agency Dept., Mitchell's Auction Co. Ltd., Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ. Tel: 01900 822016. Email: info@mitchellslandagency.co.uk

METHOD OF SALE:

The property is offered for sale by Private Treaty.

TITLE:

The property has freehold title and vacant possession will be given on completion.

The property is sold subject to all existing burdens (covenants, wayleaves, rights of way, easements, quasi-easements, rights of access, ancient monuments, etc.) whether public or private and whether constituted in the title deeds or not. The purchasers will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendor's solicitor in order to do so.

BOUNDARIES:

We are advised that the responsibility for the maintenance of the property boundaries is that of the owner of the property. Therefore, the purchaser will take on this responsibility.

PLANNING CONDITIONS:

The planning approval has various conditions attached to it, most of which relate to the use of materials used to convert the barn and the need to adhere to the approved plans. The main condition is that the property has a 'Local occupancy' clause attached to it. Please request full details of planning conditions from Mitchells Land Agency.

VALUE ADDED TAX (VAT):

VAT will not be charged on the sale.

MONEY LAUNDERING REGULATIONS

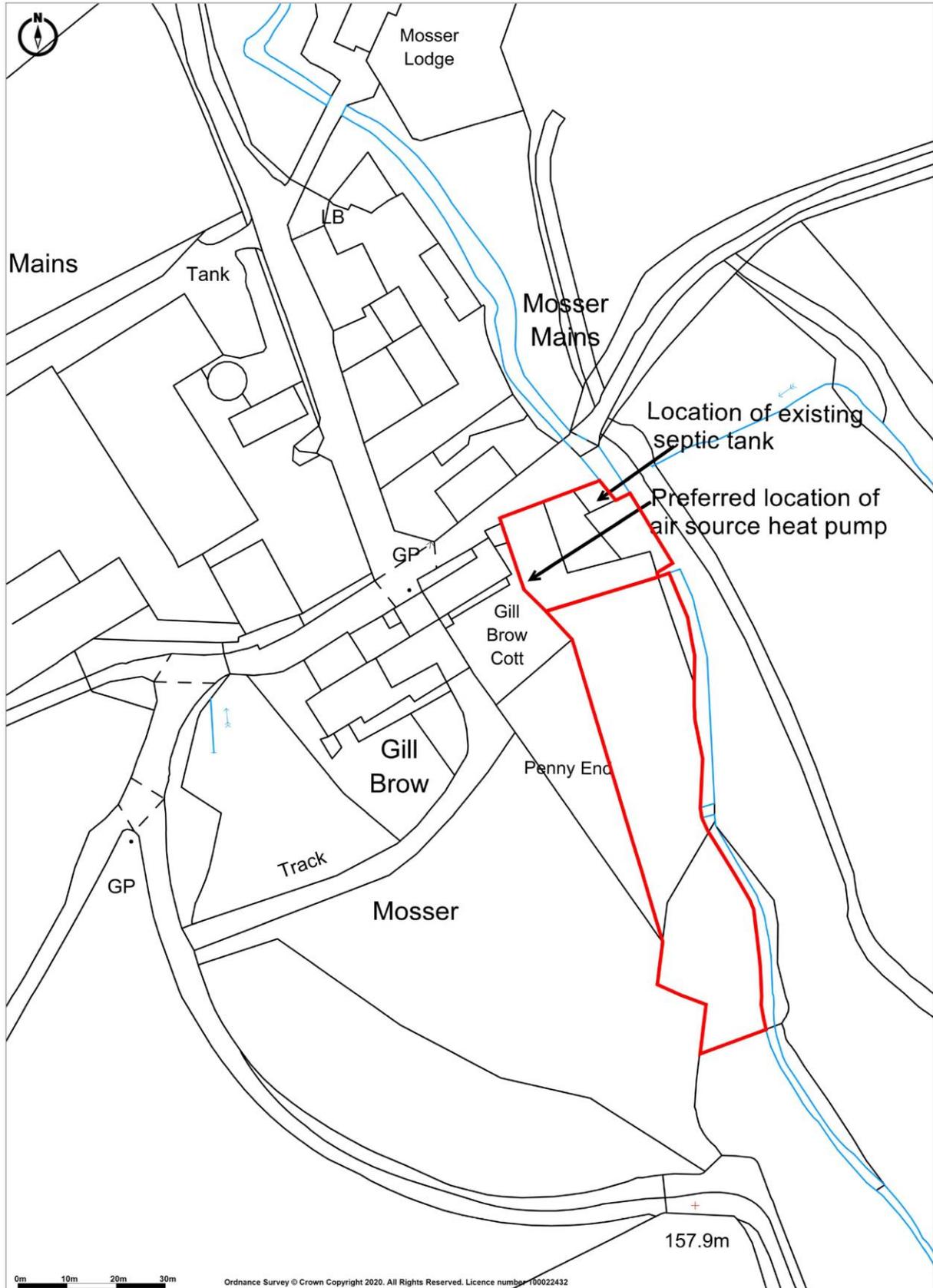
As part of the new Money Laundering Regulations relating to the sale of property, we, as selling agents are obliged to carry out 'Customer Due Diligence' checks on potential purchasers prior to a transaction being completed. We are therefore bound by law to ensure we have appropriate identification of purchasers. Please be aware that we will require the purchaser(s) to provide suitable identification to us prior to completion.

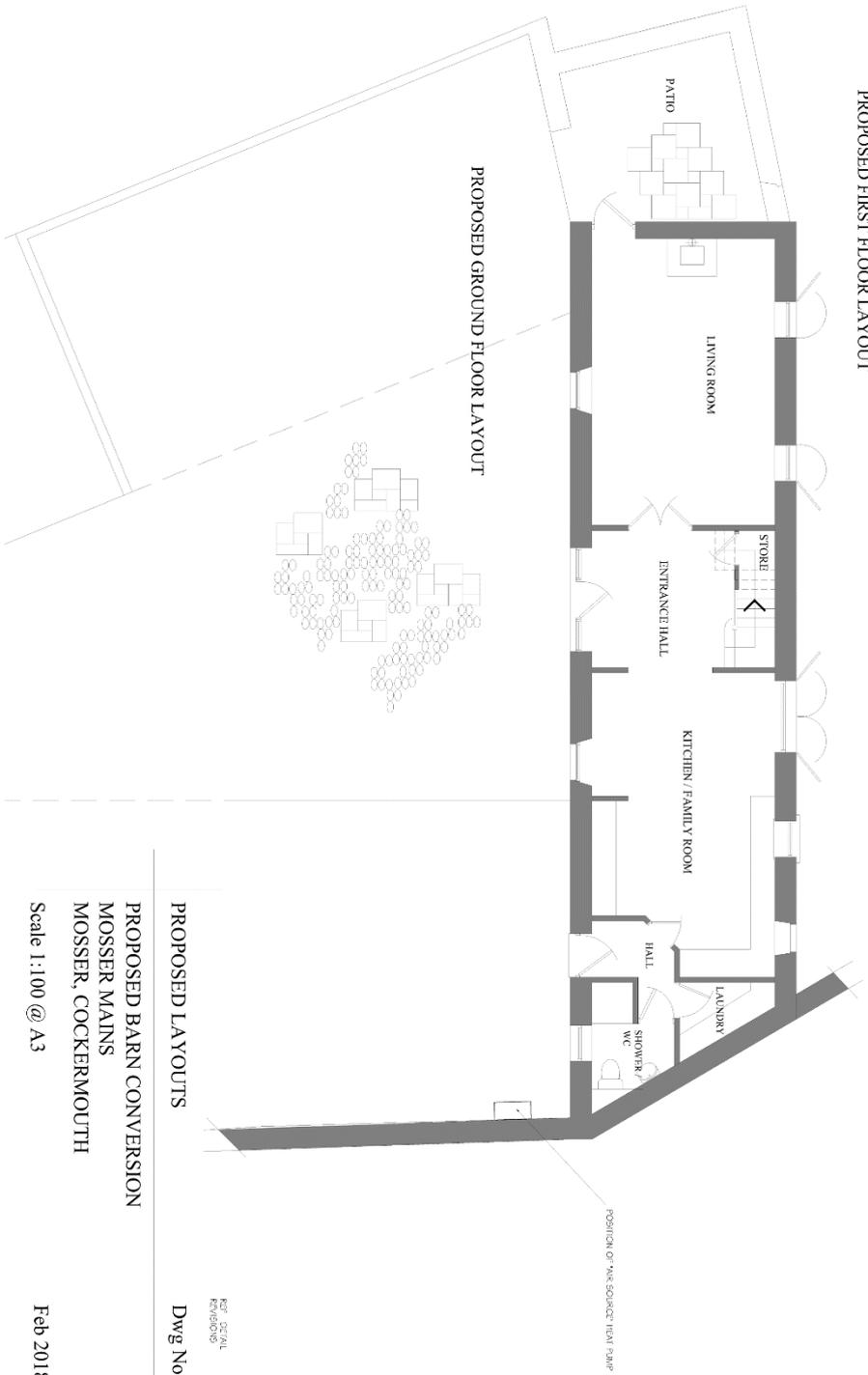
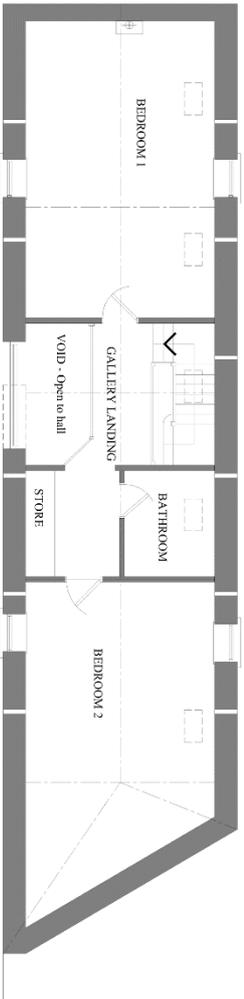
DATE OF PREPARATION:

June 2020.



Gill Brow Barn, Mosser, Cockermouth, Cumbria, CA13 0SR

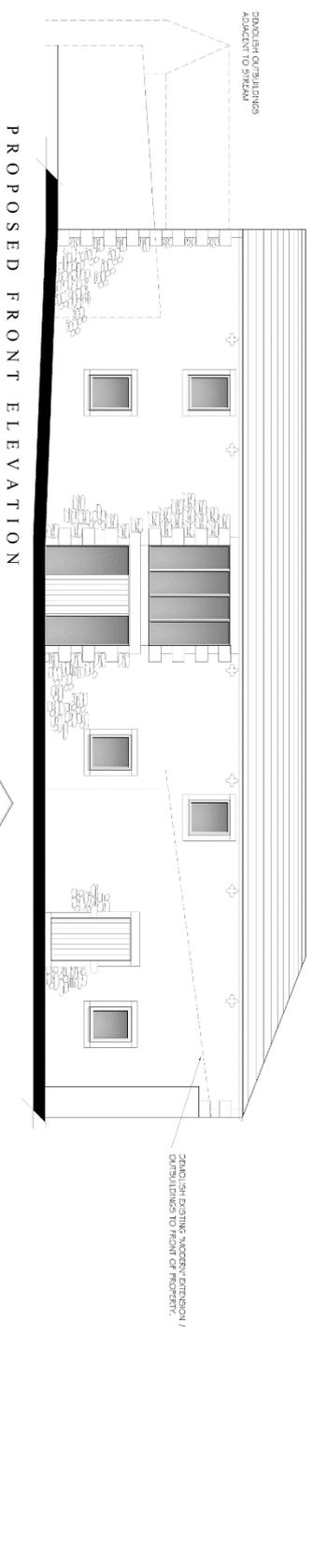




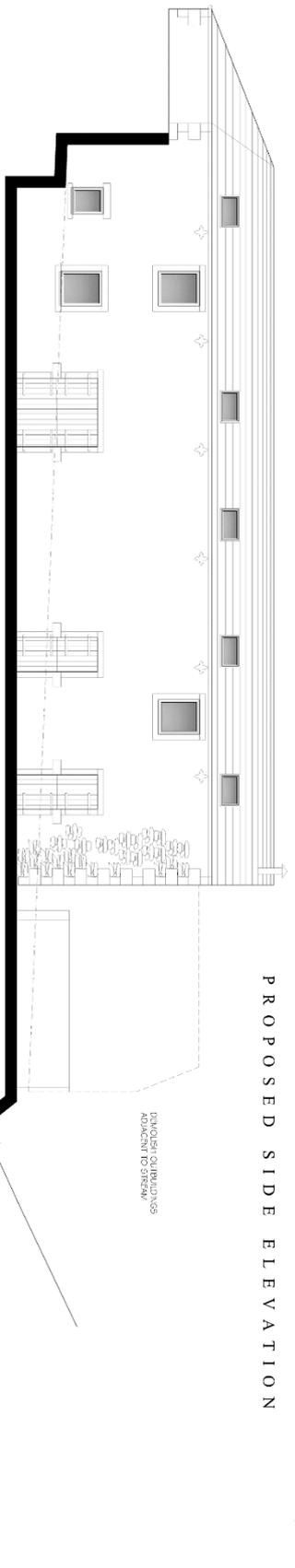
PROPOSED BARN CONVERSION
 MOSSER MAINS
 MOSSER, COCKERMOUTH
 Scale 1:100 @ A3

PROPOSED LAYOUTS
 Dwg No 18.07.LAY

REV. DATE
 FOUNDING
 DWG
 Feb 2018
 LAKELAND BUILDING DESIGN
 TEL:01960 827021



EXTERNAL FINISHES:
 ROOF: NATURAL RIVEN SLATE
 WALLS: NATURAL STONE / COLOURED RENDER
 WINDOWS: TIMBER - STAINED FINISH
 DOORS: TIMBER - STAINED FINISH
 RW 500025: DEPTHLOW / PVC - BLACK



PROPOSED REAR ELEVATION

PROPOSED ELEVATIONS
 PROPOSED BARN CONVERSION
 MOSSER MAINS
 MOSSER, COCKERMOUTH
 Scale 1:100 @ A3
 Feb 2018
 Dwg No 18.07. ELE



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 October 2019.
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, not 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 further representation or warranty in relation to the property.

