Kirklinton
Kirklinton Hall,
Cumbria
CA6 6BB

- Freehold Grade II Listed Former Country House, Stable Block and Coach House
- Occupying a Site extending to Approximately 5.62 Hectares (13.89 Acres)
- Planning Permission will be granted subject to S106 agreement for the Restoration and Conversion of the Existing Buildings into Thirteen Dwellings; Erection of a New Wing comprising Five Dwellings, Construction of Walled Enclosure comprising a Garage Court and Four Further Dwellings. (22 Dwellings in Total)

Vacant Possession

BY ORDER OF MORTGAGEES IN POSSESSION

Tenure
Freehold.

Location
The property is located in a rural location, being approximately 10 miles to the north of Carlisle and 4 miles to the south-west of the village of Longtown where a range of local shops and amenities can be found. The city of Carlisle is the main shopping, commercial and industrial centre for Cumbria and South Scotland. Direct Rail services run from Carlisle Station to London (3.5 hours), Glasgow (1 hour 15 minutes) and Manchester Airport (2 hours 15 minutes). The site itself is accessed from a rural road which connects to the A6071 (Longtown Road) and in turn both the A7 and the M6/A74(M) Motorways.

The Scottish border lies approximately 4 miles to the north-west and numerous sites of archaeological interest comprising Hadrian’s Wall and its former forts are also situated close by as are both The Lake District and Kielder Forest National Parks.

Description
Kirklinton Hall comprises a former country house, stable block and coach house which was originally constructed in 1660 and was later extended in 1875. The property was once an impressive country house which was requisitioned by the RAF during World War Two and, for a short time, also became home to evacuees from a school in Fleetwood. After the war the hall was used as housing before being converted into a hotel, nightclub and casino. The property later fell victim to a fire, leaving its interior badly scarred.

The roof was also taken off and the inside walls demolished. The remaining façade is still largely complete featuring Jacobson style Dutch gables and a garden waterfall.

The property occupies a site extending to approximately 5.62 hectares (13.89 acres) and benefits from planning permission for conversion of existing and the construction of further benefits to provide a total of 22 dwellings.

Accommodation
Site Area approximately 5.62 Hectares (13.89 Acres).

Planning
Local Planning Authority: Carlisle City Council. Tel: (01228) 817000
The property is to be offered with Listed Building Consent (Ref: 08/1019) dated 11th November 2011 and Planning Permission subject to a satisfactory s.106 agreement (Ref: 08/1018) for, "Restoration and Conversion of Kirklinton Hall, Stable Block and Coach House into 13 no. Dwellings; Erection of New Wing containing 5 no. Dwellings; Construction of Walled Enclosure Comprising Garage Court and additional parking incorporating 4 no Dwellings and formation of new vehicular/pedestrian Access".

Copies of the planning documents draft s.106 agreement and associated plans can also be inspected online at http://planning.carlisle.gov.uk

In summary, the proposed development is to comprise 13 converted units and 9 new build units with a total net internal area of 3,520 sq m (37,885 sq ft).

Buyer’s Solicitor
Messrs Heatons (Ref: Mr S Evans-Jones).
Tel: 0161 835 8010 Fax: 0161 835 8015.

VACANT – Freehold Buildings and Site with Planning Permission

BUYER’S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer’s fee of £650 (including VAT) upon exchange of sale memoranda.

Prospective buyers are strongly advised to read the Auctioneers’ Notices Part One and Part Two and all applicable conditions of sale and addenda.

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