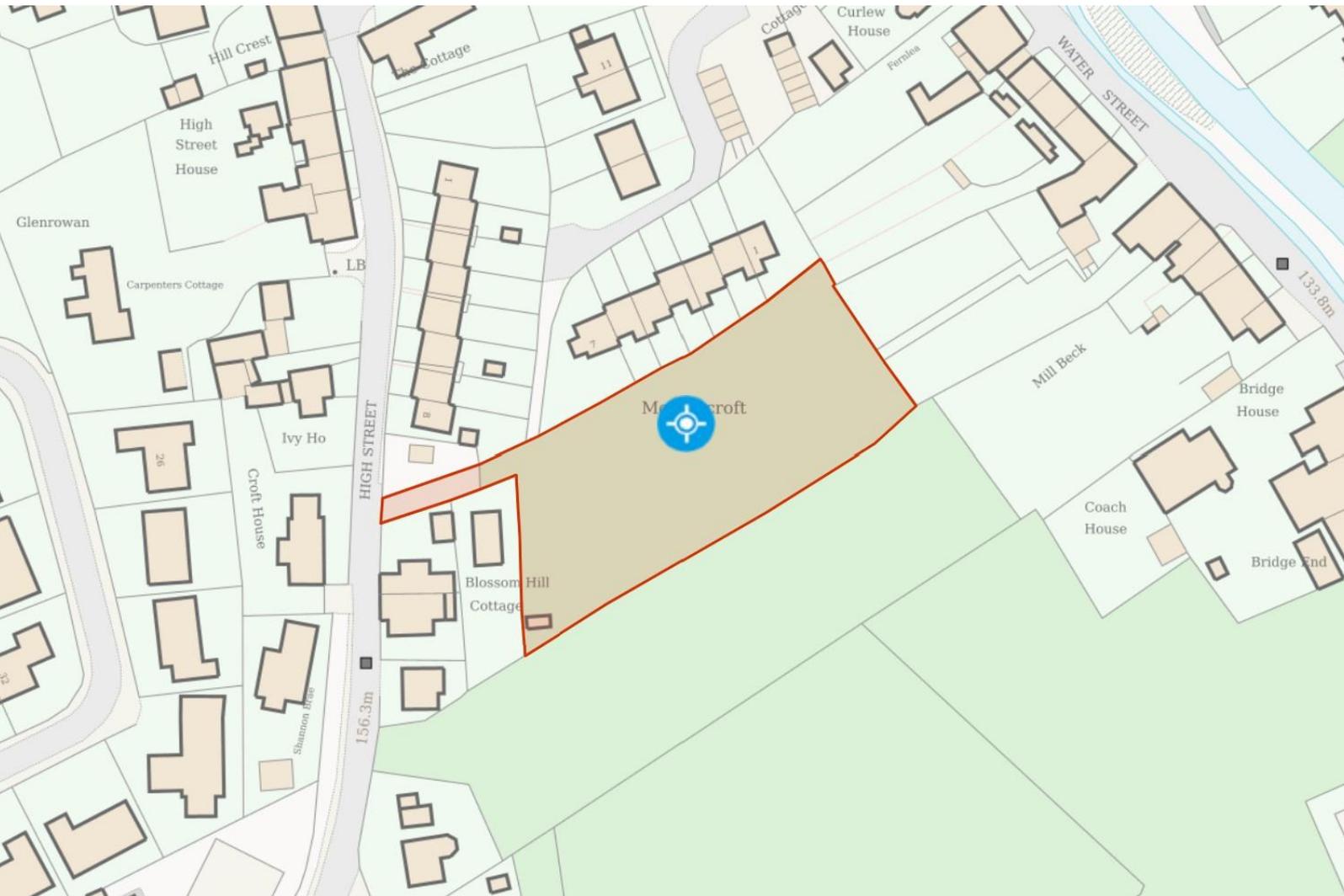


**FOR SALE FREEHOLD – GUIDE PRICE: £45,000 + VAT**  
**LAND TO THE EAST OF HIGH STREET, MORLAND, PENRITH,**  
**CA10 3AY**



- Site area of c. 0.69 of an acre
- Potential small residential scheme or self-build plot, subject to the necessary consents
- May be suitable for a range of other uses such as; agricultural, storage, BNG, stabling, allotments
- Likely to be of interest to local builders and investors

### Location

Morland is a picturesque Cumbrian village situated within the Eden Valley, offering convenient access to nearby settlements such as Shap, Cliburn, and Temple Sowerby, with Penrith approximately 20 minutes away by car. The area benefits from strong regional connectivity via the A66 and M6, linking the village to major routes across Cumbria and the North West, while rail services from Penrith provide direct connections to Carlisle, Glasgow, and London.

The land lies to the east of High Street, in a predominantly rural village setting characterised by traditional stone-built homes, open fields, and a peaceful residential environment. Local amenities - including a primary school, village hall, church, and community-run facilities are all within easy reach, contributing to the area's strong sense of community and village charm.

### Property Description

The parcel of land comprises a large grassed area and is c. 0.69 of an acre in size.

### Tenure

Freehold. The site is held under Title Number CU236935 and the Title Plan is included on page 3.

### Wayleave

There is a wayleave agreement in place with Electricity North West relating to; overhead and underground cables, one single pole and one H pole, as indicated on the plan shown below.

Further details of the wayleave are available on request.

### Planning & Development

We have made enquiries with the local authority and can confirm the adjoining properties are not listed and the lands is not located within a conservation area. However, all parties are advised to undertake their own due diligence.

### Westmorland and Furness Council

<https://planningregister.westmorlandandfurness.gov.uk>

### Highways

Access is currently obtained from High Street. Prospective purchasers should undertake their own investigations to ensure the access is adequate for proposed use.

### Public Rights of Way

There is a public footpath which runs across part of the site, along the northern boundary.

### Services

Prospective purchasers should undertake their own investigations with the relevant utility companies to ensure all services are available and adequate for the proposed development.

### VAT

VAT is applicable on the sale of the land.

### Anti Money Laundering

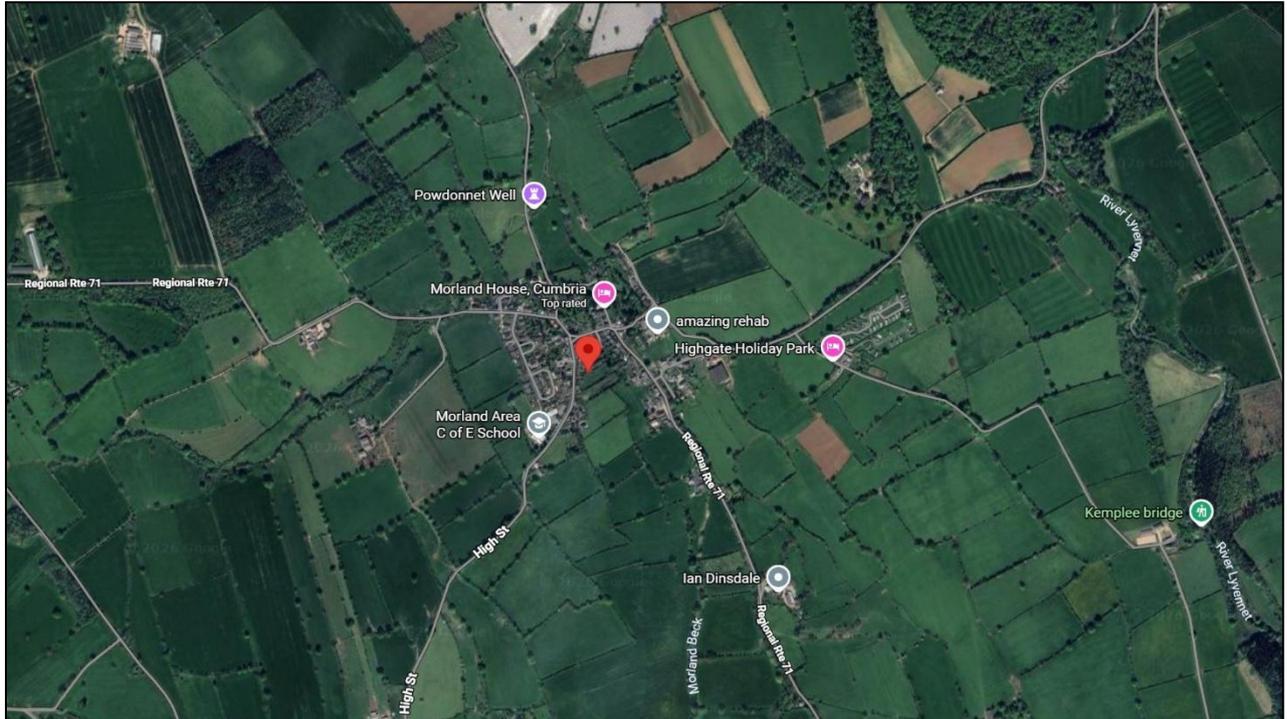
The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

### Enquiries

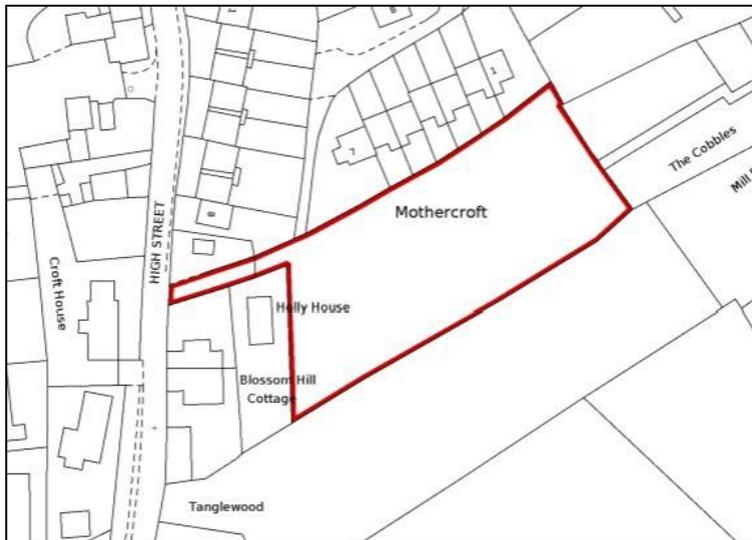


Contact: Richard Tole  
Tel: 07917 088 221  
Email: richard@wtsccommercial.co.uk

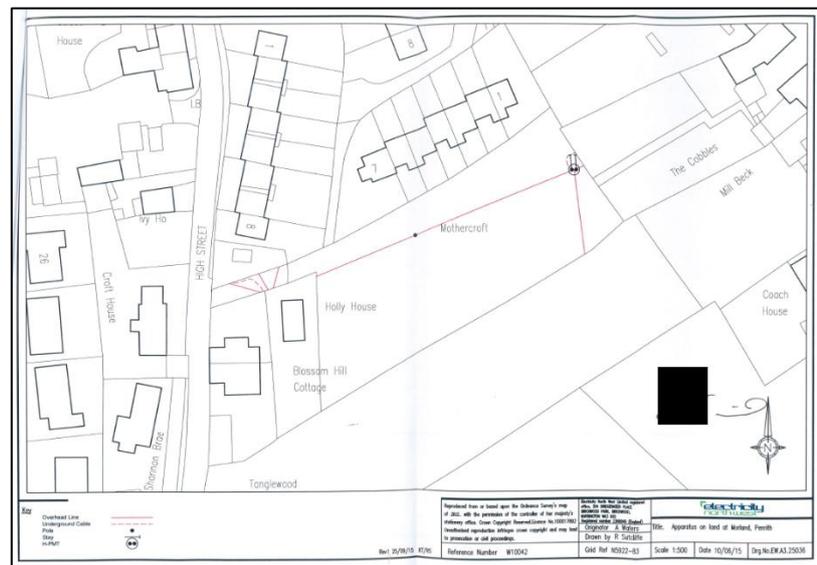
**Location Plan**



**Site Plan**



**Wayleave Plan**



**Important notice**

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

## Our Services & Offices

