

# GARAGE AT KNARSDALE, SLAGGYFORD



**CLOSING DATE for best & final offers to be  
received in writing by**

midday on Friday, 5<sup>th</sup> October, 2018  
at Pennine Ways' Office, Alston, Cumbria, CA9 3HS

A Spacious Detached Garage built with a standard cavity-wall construction of concrete block with coarsed solid-stone blocks to the roadside elevations, under a slate roof.

Garage 6.36m x 5.10m (20'10" x 16'08") awp

Total 32.44 sqm

**The buyer will be required to pay for the searches which will cost approximately £90, plus a 10% buyer's premium.**

**Guide Price: £8,000**

### **Garage at Knarsdale, Slaggyford**

A Spacious Detached Garage built with a standard cavity-wall construction of concrete block with coarse solid-stone blocks to the roadside elevations, under a slate roof. The property has a pedestrian right-of-way direct from the adjacent public road, but does not have a vehicular right-of-way over the neighbour's ground. The property stands within its own grounds to all four sides of garage with white UPVC double glazed window to side aspect.



**Please note we believe there is a discrepancy with the title deed plan in respect of the small stone outbuildings to the left of the garage with the blue doors. These are not included in this sale.**

**Before contracts are exchanged, the title deed will be amended to reflect this. For this reason, the sale of this lot by auction on Saturday 6<sup>th</sup> October has been cancelled. Instead a closing date has been set as above for Friday 5<sup>th</sup> October.**

### **Services**

There are no mains services connected.

### **Tenure**

We are advised by the vendor that the tenure is freehold.

### **Additional Information**

Please note the property is to be sold under auction terms. This means any interested parties who chose to make a bid prior to the auction should contact the Haltwhistle Office on 01434 322277. If you have a successful bid, contracts will be required to be signed within 7 days and payment will need to be made of the 10% deposit, together with the 10% buyer's premium plus the additional cost of all searches approximately £90 (+vat). Completion will be required to take place 28 days later.

Our client reserves the right not to accept the highest bid, nor any bid, if it sees fit.

### **Local Information**

Knarsdale has a local pub, village hall and church. It is 5 miles from the market town of Alston in Cumbria, 12 miles from Brampton in Cumbria and approximately 9 miles from Haltwhistle in Northumberland. All towns have

supermarkets, post offices and a selection of tradition shops, pubs, garage services and golf clubs. Haltwhistle has a doctor's surgery and schools up to the age of 13 which serve the local area.

**Directions** nearest Postcode CA8 7NS

From our office in Alston proceed down the street and turn left at the bottom. Pass the Spar garage on the right, the road bears right across the bridge and take the first turning right which is the A689 and sign posted Brampton and Carlisle. Proceed for 5 miles to Slaggyford, pass the caravan park on the right, carry on through the village and a mile along the road you will see a group of houses on your left, the garage is located amongst these houses, just before the village hall on your right.

From Haltwhistle head west, turn left onto the A69, take the first right hand turn following the signs for Alston, you will then approach a T-junction at Lambley turn left following the signs for Alston. As you approach Knarsdale you will see the village hall on your left on the bend there are houses on your right hand side, the garage is located amongst these houses.

**VIEWINGS** are strictly by prior appointment with the sole agent, PENNINE WAYS LTD. To arrange an appointment, please call Haltwhistle 01434 322277 or Alston 01434 381808

**To view more of our properties for sale or to let, please check our website [www.pennine-ways.co.uk](http://www.pennine-ways.co.uk)**

**FREE MARKET APPRAISALS**

We will be pleased to provide unbiased and professional advice without obligation on the marketing & current value of your present home. Just contact one of our offices to request a valuation.

Pennine Ways Cumbria Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (3) no person in the employment of Pennine Ways Cumbria Ltd has any authority to make or give any representation or whatever in relation to this property. May we also courteously advise that whilst every care is taken to ensure the accuracy of the measurements in these details, please do not incur any expense until you have verified the sizes to your own satisfaction.