

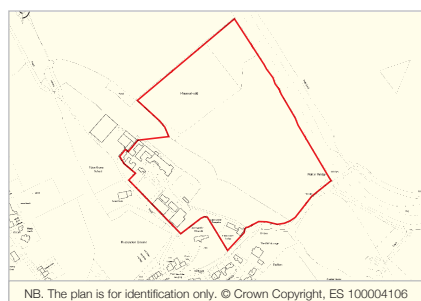
# Appleby-in-Westmorland

## Former Eden Grove School, Bolton, Cumbria CA16 6AJ

- **Freehold Detached Building**
- 19th Century Former Country Mansion previously used as a Boarding School and Children's Home
- Approximate GIA 3,969.6 sq m (42,517 sq ft)
- Occupying a Site extending to Approximately 8.95 Hectares (20.95 Acres)
- Multiple Planning Permissions granted for a new Residential Scheme incorporating 37 Residential Units

## Vacant Possession

**SIX WEEK COMPLETION AVAILABLE**



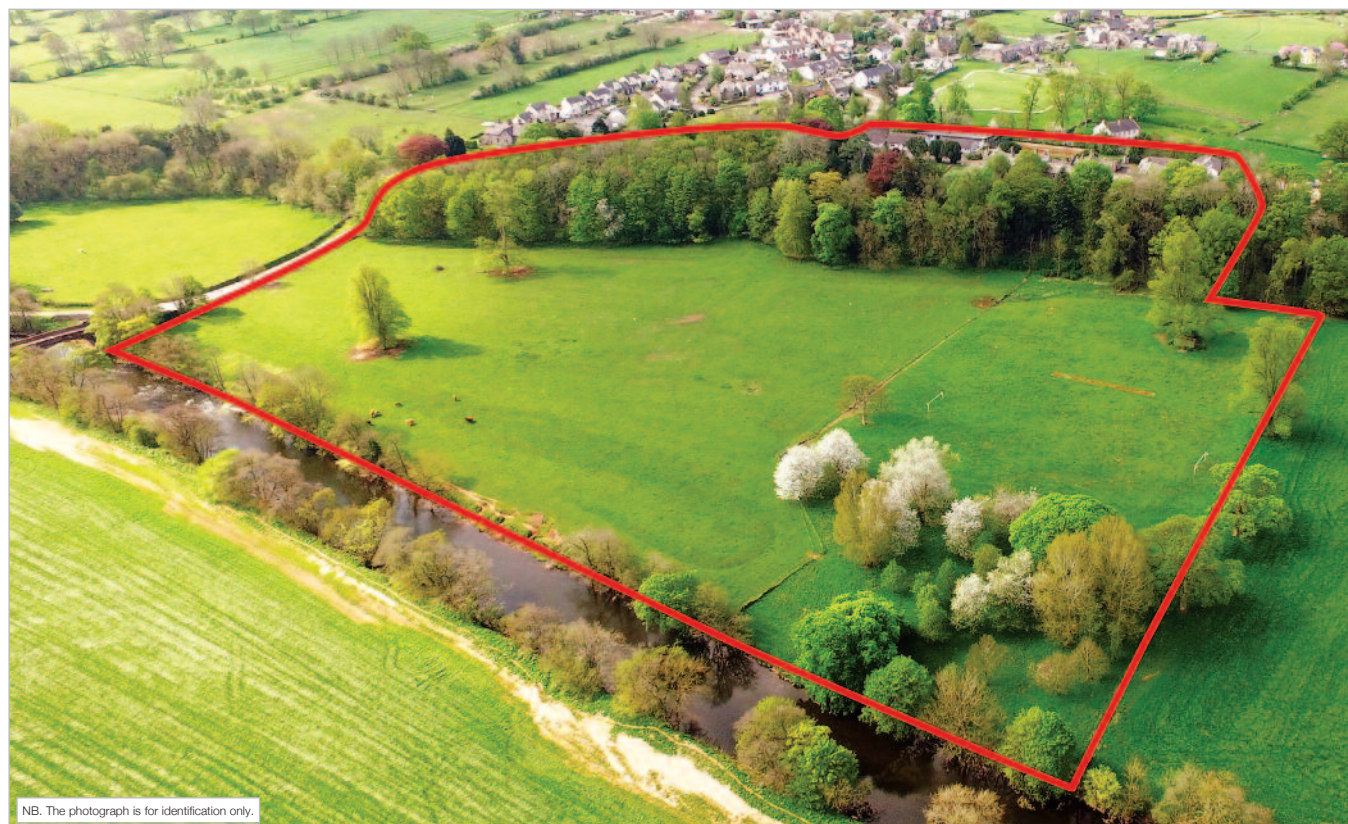
### Seller's Solicitor

Harrison Drury (Ref: O McKenna).  
Tel: 01722 258321.  
Email: owen.mckenna@harrison-drury.com

### Joint Auctioneer

CBRE Ltd (Ref: Nick Huddleston).  
Tel: 0161 233 5672.

**VACANT – Freehold Buildings and Site**



### Tenure

Freehold.

### Location

The property is situated on the north side of Chapel Street and is accessed via a private driveway. The property is situated approximately one mile to the west of the A66, providing direct access to Junction 40 of the M6 Motorway. Local shops and amenities are available in Appleby-in-Westmorland, with the more extensive facilities of Penrith being accessible approximately 11.4 miles to the north-west. Appleby Rail Station is located approximately 4.3 miles to the south-east, providing direct services to Leeds, Penrith and Carlisle. Bolton is served by a local bus route providing access to Penrith.

### Description

Eden Grove comprises a period former mansion house constructed in 1811 which has been subsequently extended. The main building is arranged over basement, ground and two upper floors, with several single and two storey extensions. The property benefits from additional outbuildings including four single storey buildings and a modern educational block with an internal storage bay. Located adjacent to the educational buildings is an all-weather sports pitch with floodlighting. The gatehouse block comprises two interlinking buildings previously used as dormitory accommodation. There are several car parking areas.

### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:

**Total Gross Internal Area: Approximately 3,969.6 sq m (42,517 sq ft)**

**Total Site Area: Approximately 8.95 Hectares (20.95 Acres)**

NB. There have been elements of fire damage to a portion of the entrance and surrounding frontage of the main building, together with some vandalism to the outbuildings.

### Planning

Local Planning Authority: Eden Valley District Council.

Tel: 01768 817817.

Email: [planning.services@eden.gov.uk](mailto:planning.services@eden.gov.uk)

Planning Permission (Reference: 15/0917) was granted on 9th June 2016 for the erection of three detached bungalows.

Planning Permission (Reference: 15/0728) was granted on 12th May 2016 for the conversion of buildings to residential use and construction of new dwellings to provide 31 units.

Planning Permission (Reference: 15/0633) was granted on 9th June 2016 for the refurbishment of the gatehouse and bungalow to form two independent dwellings and construction of a single new build bungalow.

The planning consents achieved are not subject to any affordable housing provisions. There is a S.106 payment of £50,000 payable to Eden Valley District Council prior to commencement of the development.

The property may afford potential for a variety of alternative uses and redevelopment, subject to obtaining all necessary consents.

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



