



GRISDALES

PROPERTY SERVICES



Nepgill Park, Bridgefoot, CA14 1YG

Prices From £95,000

Ever wanted to design your own bespoke home but without the stress?

Nepgill Park currently has a few available plots for your own bespoke park home. With turn key prices from just £67,000 - including your choice of kitchen with all modern integrated appliances, your choice of bathroom suite, wet room, flooring, complete with your chosen furniture and fittings it could be your dream home designed by you for you but without any of the stress of managing your own build! Come and visit us to discuss your ideas for your own bespoke home in this beautiful

Helping you find your perfect new home...

www.grisdales.co.uk

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T : 01900 829 977 | E : cockermouth@grisdales.co.uk

NEPGILL PARK

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Come and visit us to discuss your ideas for your own bespoke home in this beautiful part of the English Lake District.

Located on the edge of the Lake District National Park, Nepgill Park enjoys a peaceful rural location in a quiet corner of the Lake District whilst also offering easy access to the beautiful nearby market towns of Cockermouth and Keswick.

This spacious open-plan residential park has been carefully landscaped to give residents a sense of privacy without feeling overlooked, whilst preserving its rural character with woodland and wild flower areas that provide sanctuary for our endangered red squirrels and other wildlife. Nepgill Park offers a charm that is rarely offered on such developments.

All park homes are built to British Standard 3632 by the country's leading park home manufacturers using traditional materials and highly skilled workmanship combined with the latest in modern technology and exciting innovative design and will work closely with you through every stage of the process from designing and planning your dream park home, to the final touches.

DIRECTIONS

From Cockermouth, take the A66 towards Workington. Turn left at the junction signposted Brigham and follow the road, past Brigham School and through Broughton Cross. Nepgill Park is on the left hand side just before reaching Bridgefoot village.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

VIEWING ARRANGEMENTS

To view this property, please contact us in the first instance on 01900 829977

FINANCE

How can I buy my dream home?

Finance is readily available from specialised companies for the purchase of a residential park home. However, traditional mortgages which are used to buy a bricks and mortar home are not available for the purchase of a park home. The mortgage on a traditional bricks and mortar home would be secured against the property's listing on the land registry. When a park home is purchased, you are acquiring that property permanently and outright but you are afforded the use of the land in perpetuity under a Site Agreement. The lease for the land it is situated on is for a fixed period of time. By buying a park home, you own the home outright.

There are a number of specialist finance providers in the marketplace who understand park homes and how they differ from traditional brick built properties. Finance is typically available for up to 80 per cent of the value of the home with the loans available generally up to a maximum of 15 years. Interest rates will vary based on personal circumstances, the amount of the loan, the length of the loan and the value of the property.

When looking at finance terms on park homes, we recommend you shop around and obtain multiple quotes for the finance you require.

Residential Park Home Finance

Zebra Leisure Finance
Tel. 01332 680400

www.zebraleisure-clh.com

Part Exchange

There are also specialist part-exchange services available who will purchase your current home from you and thus removing the risk of being part of a chain of sales and allowing you to move into your dream park home at a time to suit you. Whilst we can not recommend any particular company you may wish to contact:

Quick Move Properties, Unit 15, Interface Business Park,
Bincknoll Lane, Wotton Bassett, West Berkshire, SN4 8SY

Telephone: 01793 840 917

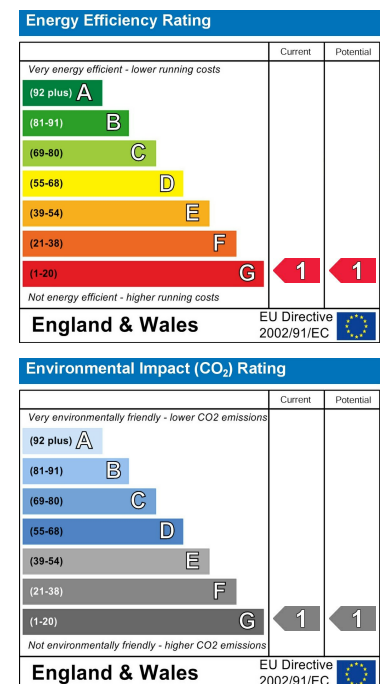
Silverbridge Properties Ltd, Crown House, 33 The Chase,
Pinner, Middlesex, HA5 5QP

Telephone: 0208 429 1085

Floor Plan

Area Map

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.