



GRISDALES

PROPERTY SERVICES



Plot 1 Bonny Hill Meadows, Cockermouth, CA13 0PE

£200,000

A SUPERIOR PARTIALLY SERVICED BUILDING PLOT WITH PLANNING PERMISSIONS FOR AN EXECUTIVE 4/5 BEDROOM DETACHED FAMILY HOME...THIS IS A BEAUTIFUL PLOT (950 sqm) ENJOYING STUNNING LAKELAND VIEWS WITH JUST THREE PLOTS ON THIS PICTURESQUE SITE...PLANNED BY THE OWNERS TO PROTECT LOCAL WILDLIFE AND MAKE THIS LOCATION A HAVEN OF PEACE, THEY HAVE PLANTED TREES BEHIND THE PLOTS AND THERE IS A POND WHICH ATTRACTS DEER AMONGST MANY OTHER ANIMALS...ONLY TEN MINUTES FROM THE TOWN OF COCKERMOUTH AND WITH A HIGH ACHIEVING PRIMARY SCHOOL THIS IS A WONDERFUL OPPORTUNITY...

Helping you find your perfect new home...

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

LOCATION



Bonny Hill is just under three miles from Cockermouth and just over nine miles from Workington. Bridekirk has a popular CoE primary School and the village is in the Cockermouth Secondary School catchment area. Main amenities can be found in the town of Cockermouth and the Lake District National Park can be found a short drive away. It is a semi rural location enjoying magnificent Lakeland views.

DESCRIPTION



Full planning permission has been granted for a four/five bedroomed detached property and garden. Planning Application Number FUL/2021/0098.

It may be possible at this stage to alter the proposed design of the property and create for example, a further bedroom or further living space if you so wish; any alteration of the existing foundation "footprint" could be discussed with the local planning authority. Water/ waste water/ telephone connection will be available. Electricity will require to be connected by the purchaser.

The plot fronts on to an attractive roadway and has woodland, countryside and tree planting to the rear. It has been planned to maximise the beautiful surroundings and to create a wildlife haven on your doorstep.

Further detailed plans and drawings are available at the Cockermouth offices.

SERVICES

A pumping station is already in situ and water and mains sewage will be available to the plot, there will be a small annual service fee for this.

Purchasers will be required to pay for connection of electricity, the cost of bringing electricity to the plots will be spread between the three plots.

Telephone connection will be provided.

The boundary responsibility for plot one will be the boundary on the right, looking at the plot from the road.

SELF BUILD SITE



Sustainability: There has rarely been a better time to build your own property, the traditional methods of heating a property is the subject of significant change with the banning of fossil fuels. Therefore, the developer of a new build property has the opportunity to create a new home built to modern standards. There are also significant changes to the way new homes are insulated to improve the heating efficiency and hence these improvements are reflected in new EPC targets for new properties. It is highly likely that mortgage providers will be more selective in the future with regard to funding which in turn will make properties which do not have a modern EPC rating difficult to mortgage. Therefore, building a new property now will be much easier to market in the future and hence represent a much better investment.

Personalisation: One of the main advantages of self-build plots is that they offer the opportunity to design and build a home that is tailored to your specific needs and preferences. You can choose the layout, materials, and finishes, and create a home that reflects your individual style and taste.

Cost savings: Building your own home can be more cost effective than buying an existing property, especially if you are able to do some of the work yourself or manage the project carefully. You may also be able to save money on stamp duty and other fees associated with buying a pre-built home.

Investment: Building your own home is likely to be a very good investment, as it allows you to create a property that is designed to meet your specific needs and also built to modern standards which is likely to ensure that is easier to sell, as it satisfies the ever-tightening mortgage criteria and may be more attractive to potential buyers if you decide to sell in the future.

DIRECTIONS

The property is best approached by leaving Cockermouth by way of the A5095 signposted Carlisle. Take the 1st turning signposted Bridekirk and proceed into the village.

Take the right hand fork at Bonny Hill and the three plots can be found on the left hand side. Plot 1 is the third along with the small block build building to its side.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

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.

MORTGAGE ADVICE BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

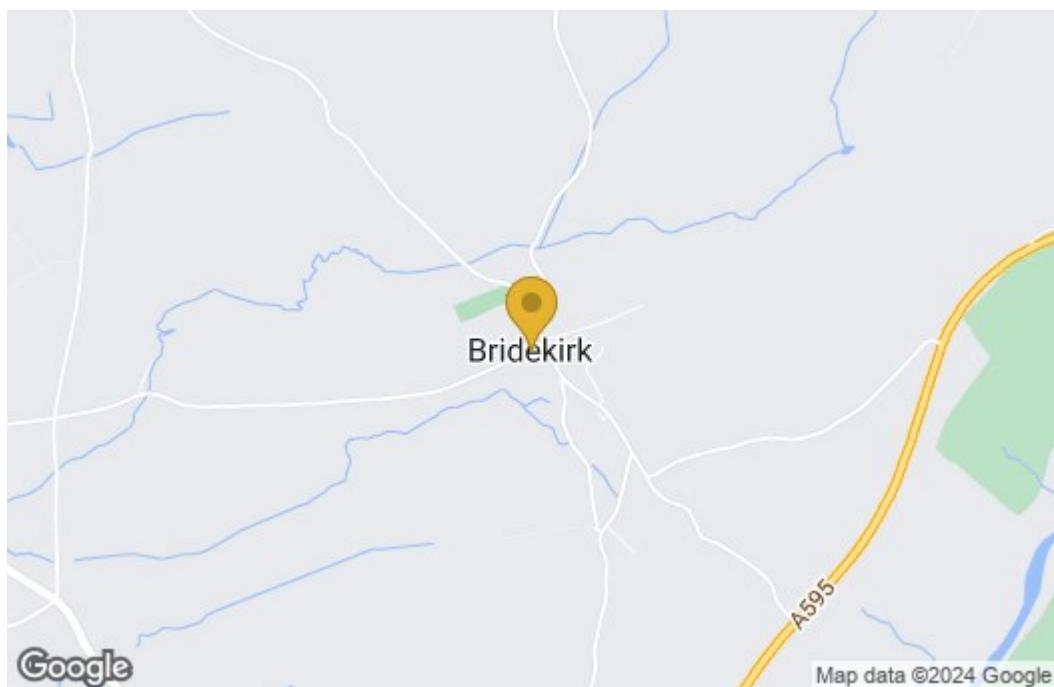
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

To find out how we can help you realise your dreams, just call your nearest Grisdales office.

Plot 1 Bonny Hill Meadows, Cockermouth, CA13 0PE

Floor Plan

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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