



Gilgarran, Workington, CA14 4RF

£100,000

Gilgarran is a wonderful semi-rural village which combines picturesque traditional properties with some stunning examples of more contemporary builds. This is your opportunity to select the plot that suits you and create the home of your dreams, with brilliant plot sizes up to 1,115 sqm. Some feature elevated views to the Solway Coast and surrounding countryside, whilst others have a more secluded central village location. All have the benefit of nearby mature woodland filled with delightful wildlife.

All of the plots have been granted outline planning permission giving you the freedom to explore the design that fits your requirements. Services are available for all of the plots with the reassurance that the vendor owns the connecting road and the surrounding woodland. All of the plots will be sold with full title deeds.

We recommend coming to take a look at both the excellent nature of these plots and the wonderful current examples of quality builds in Gilgarran to be inspired by the possibilities. Part exchange will be considered.

LOCATION

This plot is located in the centre of Gilgarran Park north of the woodland. The village is a semi-rural location with countryside surroundings and has quick road links to the nearby A595. As a result it is suitably situated for access to coastal industries to the west of Cumbria. The towns of Workington, Whitehaven and Cockermouth are all a short drive away, as is the Lake District National Park. There is no history of flooding in Gilgarran Park.

PLOT FIVE DESCRIPTION

Plot 5 is approximately 600 sqm and backs onto open mature woodland with splendid views. Please note that part of the plot includes an area which is currently used for a driveway to a neighbouring property. This driveway will be relocated.

SERVICES

Mains electric, water and sewage will all be available for the buyer. Fibre-optic broadband is available.

PLANNING

The plot has outline planning permission for a detached residential dwelling. The details can be found on the Copeland Planning Department website using the reference 4/18/2461/001.

DIRECTIONS

Gilgarran is best approached via the A595 between Great Clifton and Whitehaven. From either the north or the south take the exit at the roundabout next to the Toyota dealership which leads into Distington. Take the left-hand turn after less than half a mile when signposted for Pica and Gilgarran. Follow the road past the crematorium and turn left when you see the sign for Gilgarran Park. Plot 5 is located further along this road on the right shortly after the "roundabout".

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 GRIDDALES

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 Griddales, 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 APPRAISALS

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. Griddales 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

Griddales 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.

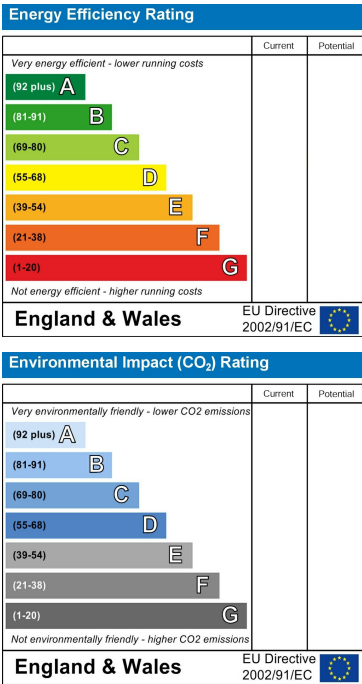
Mortgage Advice Bureau - Doing what's right for you.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.