



Site adjacent to Glen-Craig  
Broughton Moor  
Maryport  
CA15 7SQ

Main Street  
Cockermouth

01900 826205  
cockermouth@pfk.co.uk

- LARGE BUILDING PLOT WITH OUTLINE PLANNING CONSENT
- SEMI RURAL LOCATION ON EDGE OF POPULAR VILLAGE
- PLANS FOR 4 BED DORMER BUNGALOW
- WITHIN EASY ACCESS TO SOLWAY COAST AND LAKE DISTRICT NATIONAL PARK

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[www.pfk.co.uk](http://www.pfk.co.uk)

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## ***Location***

Broughton Moor is situated approximately two miles north of Great Broughton and five miles north west of Cockermouth. The Solway coast is just two miles away and the Lake District National Park is also just a short drive away.

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## ***Property Description***

An excellent opportunity to build your own home! This spacious plot has been granted outline planning permission for a four bedroom, dormer bungalow with detached double garage. Situated in a semi-rural location on the edge of the popular village of Broughton Moor, offering easy access to the beautiful Solway coast and Lake District national park.

Further details of the planning can be found on Cumberland councils planning portal under reference: OUT/2019/0029.

## ***Local Amenities***

The nearby town of Cockermouth caters well for everyday needs with all the amenities associated with a thriving market town including schools, a variety of shops and excellent amenities such as swimming pool, gymnasiums, two parks which both facilitate riverside walks, and thriving local restaurants and public houses. This is a peaceful base from which to explore the magnificent surrounding countryside together with the lakes and fells of the Lake District National Park.

## ***ADDITIONAL INFORMATION***

### **Referral & Other Payments**

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

## ***SALE DETAILS***

**Services:** This is an unserviced plot, although we understand that all mains services are available in the road outside the plot. Prospective purchasers should make their own enquiries regarding this matter.

**Viewing:** Through our Cockermouth office, 01900 826205.

**Directions:** From PFK offices in Cockermouth, take the A5086 to the large roundabout. Take the second exit on to the A594, continue for approximately three and a half miles then turn left signposted Broughton Moor. Proceed for approximately one mile into the village, and, as you enter the village, the plot can be found on the left hand side.

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