



Plot 1 Deep Ghyll Wood, Nethertown Road, St Bees, Cumbria, CA27 0AY

- Large building plot with full planning permission
- Breathtaking open sea views
- Tenure: leasehold
- Approved for 4/5 bed detached house
- Edge of St Bees village & amenities
- Exciting self build opportunity
- Great location for families

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LOCATION

St Bees is an attractive seaside village on the west coast, just four miles south of Whitehaven. Famed for its long sandy beaches, St Bees Head is also the starting point for the coast to coast walk. The village itself has a range of local amenities, a highly regarded primary school, private school, and commuter links via the A595 and railway.

PROPERTY DESCRIPTION

A rarely available serviced building plot occupying a truly idyllic setting on the edge of St Bees village with uninterrupted views over the Irish Sea and towards St Bees Head.

Full planning permission has been granted for a four/five bedroom detached residence, with the floorplans shown here to demonstrate the extent of the accommodation approved. Once complete the property will offer a spacious interior with accommodation designed in a unique, reverse style living arrangement to take advantage of this superb position on the edge of the coast and to suit the most discerning of buyers.

Deep Ghyll Wood, once completed, will be a very exclusive development of only five houses, with this opportunity very well suited to families and buyers looking for their very own grand designs by the sea. The beach and village amenities are just a short walk away and include well regarded schools and local railway station.

An indicative street scene of Plots 1-2 and 3 is provided here to give an impression of how the development may look once the properties are built. Full planning permission has been achieved for plot 2 and plot 3, with approved elevations and floorplans shown here to demonstrate other possible layouts and designs approved for similar size plots should someone wish to amend the existing plans for plot 1.

Full details of the planning can be found on Cumberland Councils planning portal under reference number: 4/21/2369/OR1 or an additional/updated reference of 4/23/2086/OB1

ADDITIONAL INFORMATION

Deposit

Interested parties should be aware that a non refundable deposit of £20,000 would be payable on acceptance of their offer to the developer. This would become payable through Solicitors.

Services & Timescales

The developer will be installing the roads to all the five plots and all of the services at Deep Ghyll Wood with available connections to include water, electricity and to the public sewer. Fibre broadband to be installed.

The installation of all the services and the estate roads are currently ongoing by the developer. More detailed information will be made available after the payment of the deposit.

Planning Information

Copeland Borough Council Outline Planning Application - Approved 4/21/2369/OR1 - or an additional/updated reference of 4/23/2086/OB1.

<https://www.copeland.gov.uk/planning/application/42123690r1>

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. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: The developer will be installing the estate roads and all the on site connections for fresh water, electricity and drainage connection to the public sewer. Fibre broadband to be installed.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: Travel south from Whitehaven on the A595 for approximately 2.5 miles. Turn right where signposted for St Bees and continue on to Finkle Street. Bear left on to Cross Hill and join Main Street. Continue as though heading out of St Bees on to Egremont Road, turning right just opposite the entrance to Fairladies onto Nethertown Road. Deep Ghyll Wood is located on the left hand side of the road in approx. 1/4 mile.

