



Plot 4 Church Crescent  
Cleator  
CA23 3DD

Main Street  
Cockermouth

01900 826205  
cockermouth@pfk.co.uk

- FULLY SERVICED BUILDING PLOT
- OPEN VIEWS TO THE REAR
- CLOSE TO AMENITIES
- APPROX 259SQM PLOT
- IDEAL LOCATION FOR FAMILIES
- EXCITING OPPORTUNITY

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

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## ***Location***

The development occupies an idyllic position in the village of Cleator on the west coast, a short walk to amenities and a just a short drive to major local employment centres. Cleator is located approximately 3 miles from both Whitehaven and Egremont town centres, both of which offer a good range of local amenities, including shops, cafes and well regarded primary and secondary schools.

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## ***Property Description***

A fully serviced building plot extending to 259sqm, available to purchase on this exclusive development of self builds in the village of Cleator, ever popular with families and just a short drive to beautiful Ennerdale and the Lake District National Park.

Outline planning permission was granted on the site for 5 detached properties in November 2019 with the plot large enough to build a four bedroom house perfect for a young or growing family looking to relocate to the area.

All mains services and infrastructure are already in place meaning a purchaser can begin designing their forever home immediately, including gas, water, BT and electricity. The roads are entered under section 228 for road adoption by the local authority highways, and section 104 for drainage with United Utilities.

## ***Referral & Other Payments***

PFK work with preferred providers for the delivery of 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 a sale or purchase, PFK will receive a referral fee of £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances, PFK will receive a referral fee - the average fee earned in 2019 was £212.71; Patrick James Solutions - PFK will receive a fee of £150 per mortgage referral; ETSOS/EPC and Floorplan Providers - EPC and floorplan £66.00, EPC only £24.00, floorplan only £6.00. Mitchells Co Ltd will pay PFK £50 for each property contents referral successfully processed (worth £300 or more in revenue) together with a 5% introduction commission on the hammer price of any goods sold by Mitchells from that referral. All figures quoted are inclusive of VAT.

## ***SALE DETAILS***

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

***Directions:*** From Whitehaven proceed out of town via Inkerman Terrace, turning right at the traffic lights on to the A595. Continue through Bigrigg, turning left shortly after where signposted for Cleator, at the end of the road turn left and continue into Cleator. Turn left on to Church Crescent. the entrance to the site is on the right.