

FOR SALE

Guide Price: £250,000



PFK

**Building Plot, Coledale Cottage,  
Braithwaite, Keswick, Cumbria  
CA12 5TN**

- Building plot with planning permission
- Local occupancy clause
- Consent for 3 Bed detached house
- Elevated views
- Garden and parking
- Tenure - freehold

## ABOUT THE PROPERTY

A beautifully positioned, elevated building plot, currently the orchard for Coledale Cottage in the highly sought after village of Braithwaite.

Planning consent has been granted for the erection of a three bedroom, detached, family home. For further details the LDNP online planning reference number is 7/2020/2023. Detailed drawings of the plans can also be viewed in the PFK Keswick branch office.

This is a rare and exciting opportunity to build your own dream home on a fantastic plot within a desirable location.

Note: Local Occupancy Condition applies - please see details in the Additional Information section.

## LOCATION

Braithwaite is a delightful village offering all of the Lake District charm and views. There is a strong sense of community in the village and it also provides excellent facilities including restaurants, pubs, a cafe and village shop. The village also has a Church of England primary school, a village hall and the surrounding fells form the famous Coledale Horseshoe offering an excellent base for exploring some of the finest routes in the Lake District. It is a short drive or walk into Keswick town which provides a wider choice of amenities and an easy commute to a number of surrounding villages and towns including Cockermouth, Grasmere and Penrith. For those wishing to commute, the A66 provides easy access to the M6 and Penrith mainline railway station in around 20 minutes by car.



ADDITIONAL INFORMATION

Tenure

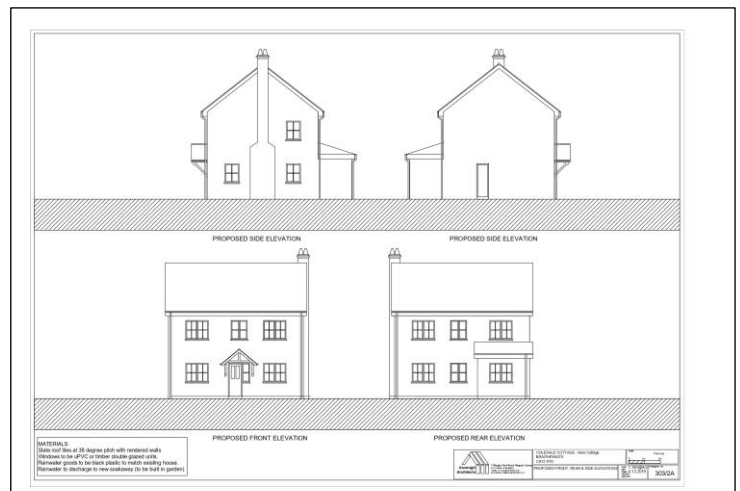
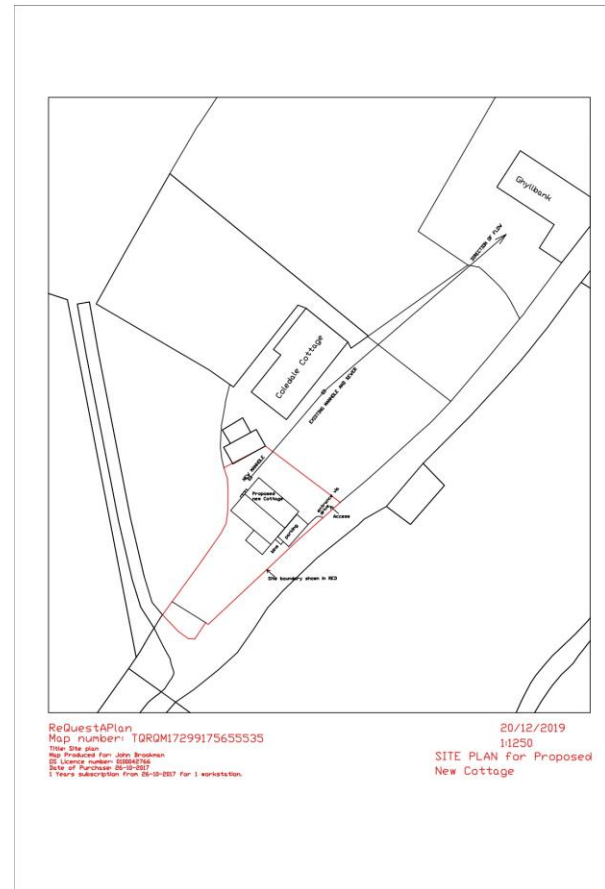
Freehold.

Local Occupancy Clause

The sale of the plot is subject to a local occupancy clause. In this condition, the locality means the administrative parishes of: Above Derwent, Bassenthwaite; Bewaldeth and Snittlegarth; Blindbothel; Borrowdale; Buttermere and Brackenthwaite; Caldbeck; Embleton; Keswick; Lorton; St Johns, Castlerigg and Wythburn; Setmurthy; Threlkeld; Underskiddaw; Wythop; and those parts of the Parishes of Blindcrake; Ireby and Uldale; and Loweswater which lie within the administrative area of the Lake District National Park.

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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; 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.



## FLOORPLAN



## SALE DETAILS

### Services

We understand that mains water and drainage are connected to the site, however, prospective purchasers are advised to satisfy themselves regarding availability of services.

### Viewing

Through our Keswick office, 017687 74546.

### Directions

From Keswick, proceed out of the town on to High Hill heading towards the A66. Turn left on to the A66 towards Cockermouth, continue past Portinscale, and Braithwaite is the next village along. Take the first left turning into the village and proceed along this road (past the cafe and the Royal Oak public house), then take the next left hand turn signposted Coledale. Continue up the hill (passing the Coledale Inn), until the very top before the gate onto the fell. The plot can be seen on the right hand side, currently the Orchard for Coledale Cottage - which is the last house on the right hand side before the fellside.