



Plot 11 Derwent Forest
Great Broughton
Cockermouth
CA13 0XB

Main Street
Cockermouth

01900 826205
cockermouth@pfk.co.uk

- FULLY SERVICED PLOT
- EXCLUSIVE SMALL DEVELOPMENT
- BEAUTIFUL FELL VIEWS
- LARGE PLOT SIZE OF APPROX. 11,666 SQ. FT
- PLANNING PERMISSION GRANTED FOR 4 BED DETACHED WITH DETACHED DOUBLE GARAGE
- CLOSE TO COCKERMOUTH
- TENURE: FREEHOLD

For more click on
www.pfk.co.uk

Location

Enjoying an elevated position on the edge of this well serviced and popular village. Amenities include primary school (which feeds into Cockermouth Secondary), public houses, bakery, shop and Post Office. Easy access to Cockermouth, the west coast and Lake District National Park.

Property Description

An opportunity to build your very own dream home situated in a picturesque area with stunning views of the Lake District Derwent Valley and Lakeland Fells. Surrounded by countryside, Derwent Forest is a development site of 24 individually designed self-build homes, all benefiting from the breath taking vista of its location.

At Derwent Forest you have the best of both worlds - conveniently located approx. 10 minutes' from both the Lake District National Park and the beautiful Solway Coast.

The plot has detailed planning permission for a 4/5 bedroom detached house with detached double garage and comes fully serviced for water, drainage, gas, electric and BT, including free final connection. Building control and timber frame drawings/calcs also completed. Choose to go ahead with the agreed plans or design your own dream home on this fantastic plot with guidance from the design code.

Directions: From Cockermouth proceed west along the A66 to the staggered, Brigham/Great Broughton junction, turn right and follow the road over the river and up into the village. Head through the village then bear right signposted Broughton Moor, follow the road past the edge of the village and the site can be found after approx. ¼ of a mile, on the left hand side.

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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 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: Fully serviced plot - we understand that connections for gas, BT, electric & water are available. The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.