



Plot 5 Church Crescent
Cleator
CA23 3DD

Main Street
Cockermouth

01900 826205
cockermouth@pfk.co.uk

- FULLY SERVICED BUILDING PLOT
- APPROX 259SQM PLOT
- CLOSE TO AMENITIES AND SCHOOLS
- OUTLINE PLANNING FOR DETACHED HOUSE
- POPULAR VILLAGE LOCATION
- OPEN COUNTRYSIDE VIEWS

For more click on
www.pfk.co.uk

Location

The development occupies an idyllic position in the village of Cleator on the west coast, a short walk to amenities and 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.

Property Description

For anyone looking to design and build their own forever home, this fully serviced building plot in the popular village of Cleator offers a fantastic opportunity to do just that. Once completed this will be an exclusive development of just 7 detached houses, with outline planning permission granted on the site back in November 2019.

The site occupies an idyllic setting in the village with open countryside views yet is completely accessible to major towns and employment centres.

With all mains services connected and appropriate road arrangements in place this really is an exciting opportunity for anyone who has ever contemplated building their own home.

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: Naphthens, 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.