

Financial Services

Free independent advice available on the following:

- Mortgage Advice
- Home & Contents Insurance
- Life & critical illness insurance
- Income & Family protection
- Landlords Insurance
- Budgeting Advice

Please call any branch for further information or to make an appointment.

**PLOT 2 STONELEIGH, GOSFORTH, SEASCALE CA20 1JA
PRICE £180,000**

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**PLOT 2 STONELEIGH, GOSFORTH, SEASCALE CA20 1JA
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Secluded building plots in prime locations are a rare find so we are excited to be able to offer someone this great opportunity to build a forever home, set in the lightly wooded grounds of a former vicarage on the outskirts of the pretty, gateway village of Gosforth! Located inside the Lake District National Park and within easy reach of the delights of Wasdale, Eskdale and of course the sandy beach at Seascale, Each of the two available plots have planning permission granted for a detached family home ample gardens and garaging. Local occupancy restrictions apply. Contact the selling agent for more information and to check your eligibility.

Proposed Scheme

Planning permission has been granted for a four bedroom detached dwelling. This is one of two plots which will be set in the current frontage of Stoneleigh, the original house and will share the existing entrance off the roadside.

The site is bordered by light woodland and the sellers propose to continue their ownership and maintenance of this. however, any interest in securing further wooded land and extending the plot can be directed to the selling agent.

In addition to the private drive and garaging for each property the scheme allows for an overspill or visitors parking area on the far side of the

existing driveway from the plot.

Occupancy Restriction

There is an occupancy restriction in place and the property must be utilised as a main residence. Please contact the selling agent for more information regarding the criteria relating to this.

Additional Information

To arrange a viewing or to contact the branch, please use the following:

Branch Address:
58 Lowther Street
Whitehaven
Cumbria
CA28 7DP
Tel: 01946 590412
whitehaven@lillingtons-estates.co.uk

Council Tax Band: TBC

Tenure: Freehold

Services: Mains water, drainage and electric are all on site. Buyer responsible for connection of services to plot

Broadband type & speeds available to Stoneleigh: Standard 18Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom for Stoneleigh which dates back to November 24' indicates O2 should have service but Vodafone has limited signal indoors and others have no service. All networks have signal outside.

Planning permission passed in the immediate area: Adjacent site within

the grounds of Stoneleigh. Planning has been submitted for the conversion of a coach house to the far side of Stoneleigh, bringing the total number of properties using the access drive to four.

Directions

From Whitehaven head south on the A595 passing Egremont and Calderbridge. Take the left hand slip road marked to Gosforth and at the mini roundabout turn left by the pub, passing the bakery and continuing to a fork in the road by the car mechanic. Take the right fork to Santon Bridge and follow the lane out of the village passing the Kellbank pub, then turning left into the shared drive to Stoneleigh where the two plots are located.

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