



Plot 4 Deep Ghyll Wood, Nethertown Road, St Bees, Cumbria, CA27 0AY

- Prime building plot on Nethertown Road, St Bees
- Non refundable deposit payable
- Exciting opportunity to design and build your own home by the sea
- Exclusive & private estate of 5 self build houses
- Outline planning permission for a house granted May 2022
- Tenure: leasehold
- Breathtaking views over the Irish Sea
- Only short walk to village amenities

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LOCATION

St Bees is an attractive seaside village on the west coast, just four miles south of Whitehaven. Famed for its long sandy beaches, St Bees Head is also the starting point for the coast to coast walk. The village itself has a range of local amenities, a highly regarded primary school, private school, and commuter links via the A595 and railway.

PROPERTY DESCRIPTION

An exciting opportunity to purchase a serviced building plot with outline planning permission for erection of a four/five bedroom detached dwelling situated on the coast in the picturesque village of St Bees and commanding breathtaking views over the Irish Sea and towards St Bees Head.

Surrounded by open countryside and only a stones throw to the beach, the plot is perfectly suited to families and buyers looking to design and build their forever home in this prime setting, only a short drive to the area's major local employment centres, well regarded primary and secondary schools and neighbouring towns. The delights of the National Park, including the beautiful Ennerdale, Wasdale and Eskdale valleys which are also within easy access.

An indicative street scene of Plots 1-2 and 3 is provided here to give an impression of how the development may look once the properties are built. Also shown are plot elevations and floorplans of plots 1, 2 and 3 (full planning permission has been achieved) to demonstrate the style and layout approved for similar size plots to this.

Full details of the planning can be found on Cumberland Councils planning portal under reference number: 4/21/2368/001

ADDITIONAL INFORMATION

Deposit

Interested parties should be aware that a non refundable deposit of £20,000 would be payable on acceptance of their offer to the developer. This would become payable through Solicitors.

Services & Timescales

The developer will be installing the roads to all the five plots and all of the services at Deep Ghyll Wood with available connections to include water, electricity and to the public sewer. Fibre broadband to be installed.

The installation of all the services and the estate roads are currently ongoing by the developer. More detailed information will be made available after the payment of the deposit.

Planning Information

Copeland Borough Council Outline Planning Application - Approved 19th May 2022 : 4/21/2368/0o1.
<https://www.copeland.gov.uk/planning/application/42123680o1>

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: Naphens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 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; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: The developer will be installing the estate roads and all the on site connections for fresh water, electricity and drainage connection to the public sewer. Fibre broadband to be installed.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: Travel south from Whitehaven on the A595 for approximately 2.5 miles. Turn right where signposted for St Bees and continue on to Finkle Street. Bear left on to Cross Hill and join Main Street. Continue as though heading out of St Bees on to Egremont Road, turning right just opposite the entrance to Fairladies onto Nethertown Road. Deep Ghyll Wood is located on the left hand side of the road in approx. 1/4 mile.

