



Plot 2 Wyndham Close  
Broughton Moor  
Maryport  
CA15 7FD

Main Street  
Cockermouth

01900 826205  
[cockermouth@pfk.co.uk](mailto:cockermouth@pfk.co.uk)

- SERVICED PLOT
- PERMISSION FOR 4 BED DET HOUSE
- EDGE OF VILLAGE LOCATION
- OUTLINE PLANNING PERMISSION GRANTED
- EXCLUSIVE SMALL DEVELOPMENT
- TENURE: FREEHOLD

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[www.pfk.co.uk](http://www.pfk.co.uk)

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### ***Location***

Broughton Moor is situated approximately two miles north of Great Broughton and five miles north west of Cockermouth. The Solway coast is just two miles away and the Lake District National Park is also just a short drive away.

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### ***Property Description***

The final plot on this exclusive small development, outline planning granted and services installed.

## ***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, 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 2021 was £233.44; 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:*** Mains gas, electricity, water and drainage are installed to the plot. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

***Viewing:*** Through our Cockermouth office, 01900 826205.

***Directions:*** From our offices in Cockermouth, take the A5086 to the large roundabout. Take the second exit on to the A594. After approximately three and a half miles, turn left signposted Broughton Moor. Continue along for approximately one mile into the village, and as you enter the village the development of Wyndham Close can be found on the right hand side.