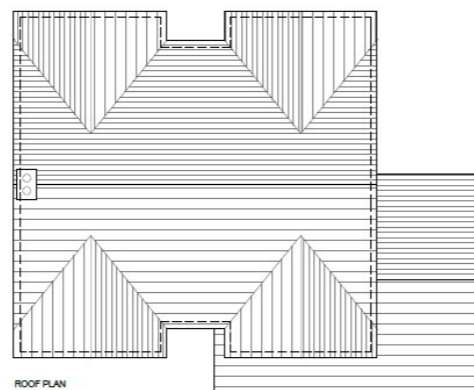


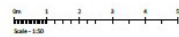
GROUND FLOOR



FIRST FLOOR



ROOF PLAN



PROPOSED FLOOR PLANS  
SCALE 1:150



## Land at Pea Foot, Culgaith, Penrith, Cumbria, CA10 1QW

- Very generous plot
- Integral double garage
- Planning application 21/0430
- Reserved matters planning permissions granted
- Build your own executive residence
- 5 bed det family home
- Popular village

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
2. No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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01768 862135



penrith@pfc.co.uk



www.pfc.co.uk

## LOCATION

The site is situated in the growing and popular village of Culgaith within the lovely Eden valley, close to the Lake District National Park, just eight miles from Penrith and J40 of the M6 and two miles from the A66. Culgaith is situated at the foot of the Pennines offering hill walking on the doorstep, fishing in the river Eden, the delights of the Lake District National Park just twelve miles away, and Penrith and Appleby golf clubs eight miles away.

## PROPERTY DESCRIPTION

An exciting opportunity to build your own executive residence on a fantastic plot extending to approx. 1900sqm. With views towards the Lake District fells and enjoying a slightly elevated position, this property has the potential to be a truly magnificent home, whilst being sympathetically constructed using materials which blend with the construction of older properties in the area.

Reserved Matters Planning Permission has been granted for a substantial, single detached 5 bed residence on the outskirts of this popular village, with an overall proposed floor area of 171.3sqm (1843.3sqft), excluding the integral double garage (31.9sqm/343.4sqft).

Planning Application number 21/0430 refers and is in conjunction with the outline planning granted under reference 17/0502 and the conditions within.

We understand that the planning permission has been granted with no occupancy restrictions and that all major services are readily accessible, although we would advise any prospective purchasers to make their own enquiries. The access to the site has been completed in order to comply with highway standards.

The current vendor has advised that an additional plot can be purchased under a licence that they have in place. As a buyer you would need to investigate with your solicitor to fully confirm and understand the costs and position.

## ADDITIONAL INFORMATION

### Computer Generated Images

The use of computer-generated images (CGIs), artists impressions and photographs are for illustrative purposes only and should be treated as general guidance only.

### 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:** We are advised all major services are readily accessible, but prospective purchasers should make their own enquiries.

**Viewing:** Through our Penrith office, 01768 862135.

**Directions:** What3Words - ants.forgotten.novelist

From Penrith take the A66 east. Proceed for approx. 5 miles then take the exit signposted Temple Sowerby and Culgaith. Turn right at the bottom of the slip road then take the next two left turns and continue to the bottom of the village. The site can be found on the right hand side at the bottom of the hill and a 'For Sale' board has been erected for identification purposes.

