

FOR SALE

Offers Over: £75,000



PFK

**Land Adjacent to St Columbas
Church, Church Road,
Broughton Moor, Cumbria
CA15 7SS**

- ◆ Potential development site
- ◆ Possibility of three detached dwellings
- ◆ No planning granted
- ◆ Popular village location
- ◆ Access to main road

ABOUT THE PROPERTY

Situated in the popular village of Broughton Moor, this potential development site is a fantastic opportunity for a small building or development firm looking for their next site.

There is no planning permission in place but initial conversations with Cumberland Council planners indicate that approval might be granted for three detached houses; we would encourage any potential purchaser to make their own enquiries.

The site benefits from existing access to the main road through the village and there is the possibility to access main utility services via this.

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 within just a short drive away.



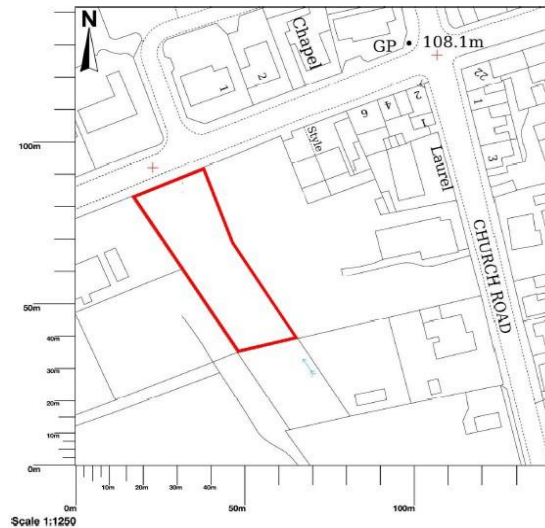


LOCAL AMENITIES

The nearby town of Cockermouth caters well for everyday needs with all the amenities associated with a thriving market town including schools, a variety of shops and excellent amenities such as swimming pool, gymnasiums, two parks which both facilitate riverside walks, and thriving local restaurants and public houses. This is a peaceful base from which to explore the magnificent surrounding countryside together with the lakes and fells of the Lake District National Park.

Site Plan

Broughton Moor St Columba



SALE DETAILS

Services

This is an unserviced plot, although we understand that all mains services are available in the road outside the plot. Prospective purchasers should make their own enquiries regarding this matter.

Viewing

Through our Cockermouth office, 01900 826205.

Directions

From PFK offices in Cockermouth, take the A5086 to the large roundabout. Take the second exit on to the A594, continue for approximately three and a half miles then turn left signposted Broughton Moor. Proceed for approximately one mile into the village.