



Building Plot, Site adjacent to Rubby Banks House, Rubby Banks Road, Cockermouth, CA13 0DT

- Large building plot (approx 20 x 50 mtrs)
- Full planning granted for 4 Bed detached house
- Stunning location with views over river
- Tenure - freehold
- Close to town centre & amenities
- Idyllic elevated outlook

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LOCATION

Situated in the heart of the beautiful Harris Park, with elevated views over the river Cocker and surrounded by mature woodland, yet only a five minute walk into Cockermouth town centre.

PROPERTY DESCRIPTION

An extremely rare opportunity to build your own home. This large building plot (20 metres by 50 metres approximately) occupies a stunning setting within the beautiful Harris Park and has full planning granted for a four bedroom, detached house. Surrounded by mature woodland, with an elevated outlook over the river Cocker, yet just a five minute' walk to the town centre; the position is truly idyllic.

Full details of the planning can be found on Cumberland Councils planning portal under reference number: FUL/2021/0042.

Local Amenities

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.

ADDITIONAL INFORMATION

Riparian Rights

The plot extends to the middle of the river and the new owners will be riparian owners with fishing rights on the river Cocker.

Rights of Access

Please note: Rubbybanks House and Cottage will be maintaining their access rights. Both these properties and the new build house have access over the part of road belonging to Park End. We understand the whole of Rubbybanks Road functions on the same basis - even though it is an unadopted road the council have surfaced it and installed lights and drains.

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: Naphthens, 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: 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 Cockermouth office head along Main Street, turn right into Station Road, head through the traffic lights and, just before Lidl, turn left into New Road. Follow the road to the end and then turn right under the bridge. After approx 100 yards the plot can be found on the right hand side.

