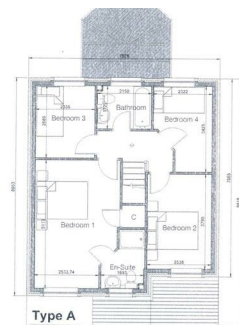
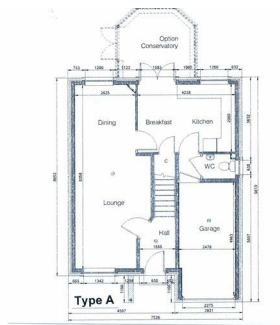
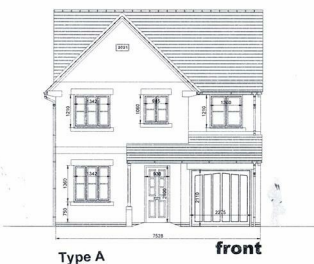
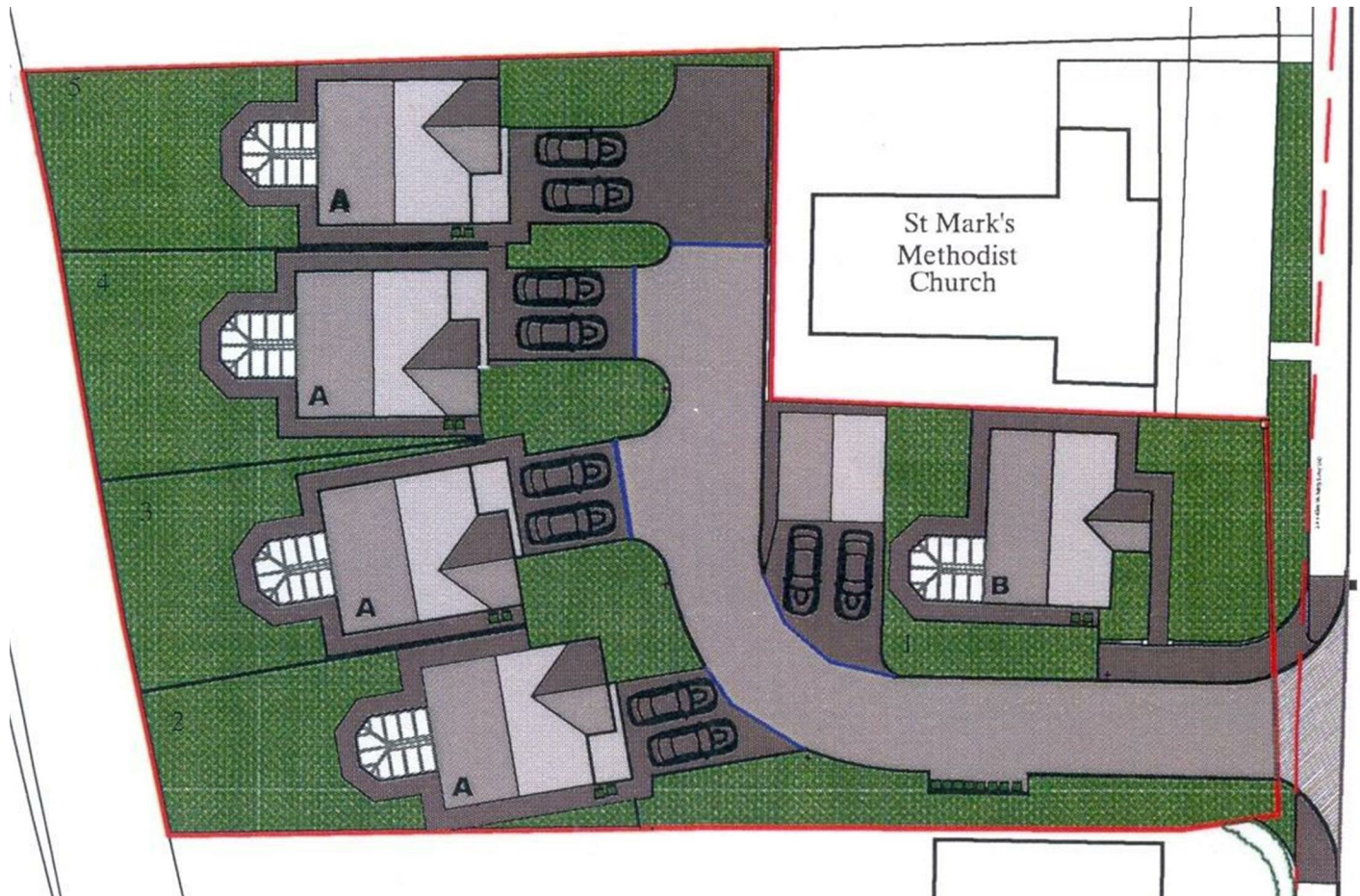




# GRISDALES

PROPERTY SERVICES



## Land Adj St Mark's Methodist Church, Moresby Parks, Whitehaven, CA28 8XG

**Guide Price £275,000**

A RARE OPPORTUNITY TO PURCHASE AN ATTRACTIVE DEVELOPMENT SITE with FULL PLANNING AND BUILDING REGULATION CONSENT for 5 distinctive, contemporary 4 BEDROOM BRAND NEW HOMES - an ideal 'IMMEDIATE START' DEVELOPMENT OPPORTUNITY'.

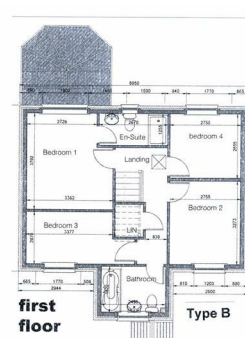
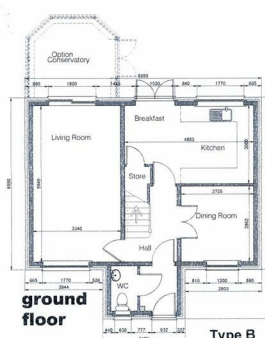
The site enjoys an attractive situation towards the outskirts of Moresby Parks, with relatively open views to the rear, offering a village setting, yet literally just a few minutes drive from Whitehaven town centre. The site enjoys direct access from Moresby Parks Road.

Further details including approved elevation designs, floorplan layouts and the planning pack are available upon request.

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## MORESBY PARKS

Moresby Parks is an attractive village with a strong sense of community situated approximately 3 miles from Whitehaven town centre, well placed for easy access to industries along the west coast including the Sellafield complex. On a wider note, the village is literally only a few minutes drive from the attractions of the Lake District National Park including the lakes and fells around the Ennerdale, Wasdale and Eskdale valleys - some of the finest scenery in England.

The village is close to a number of useful facilities and attractions around Whitehaven including Whitehaven Golf Club, St Benedicts High School, the Whitehaven Academy and the West Cumberland Hospital, all within very easy reach.

The village itself includes a local Primary School, Church and useful Post Office / Convenience Store and nearby Whitehaven offers an attractive harbour area, town centre shopping and easy access to coastal walks including St Bees Head.

## THE DEVELOPMENT SITE

The site enjoys direct access from Moresby Parks Road and has Full Planning and Building Regulation Consent for 5 x 4 bedroom detached houses. There are two designs, currently referred to as Type 'A' and Type 'B'. Full elevation and floorplan designs are available.

## PLANNING CONSENT

Full Planning and Building Regulation Consents have been granted, including Approval of Conditions, for the Construction of 5 x 4 bedroom Detached Houses. This offers an ideal 'IMMEDIATE START' development opportunity. Planning Consent, Ref: 4/18/2044/oF1 dated 20th December 2018, following which commencement works have been carried out.

## SERVICES

As far as we are aware, all mains services are available in the village road. It is the responsibility of the purchaser to check the availability and cost of provision of services with the relevant statutory authorities.

## NOTES TO BROCHURE

The plans, specifications and details have been prepared by architects and advisors to the owners. Purchasers are strongly advised to satisfy themselves by way of site inspection, survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## LETTINGS AND PROPERTY MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

## MORTGAGE ADVICE BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across the UK. Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property.

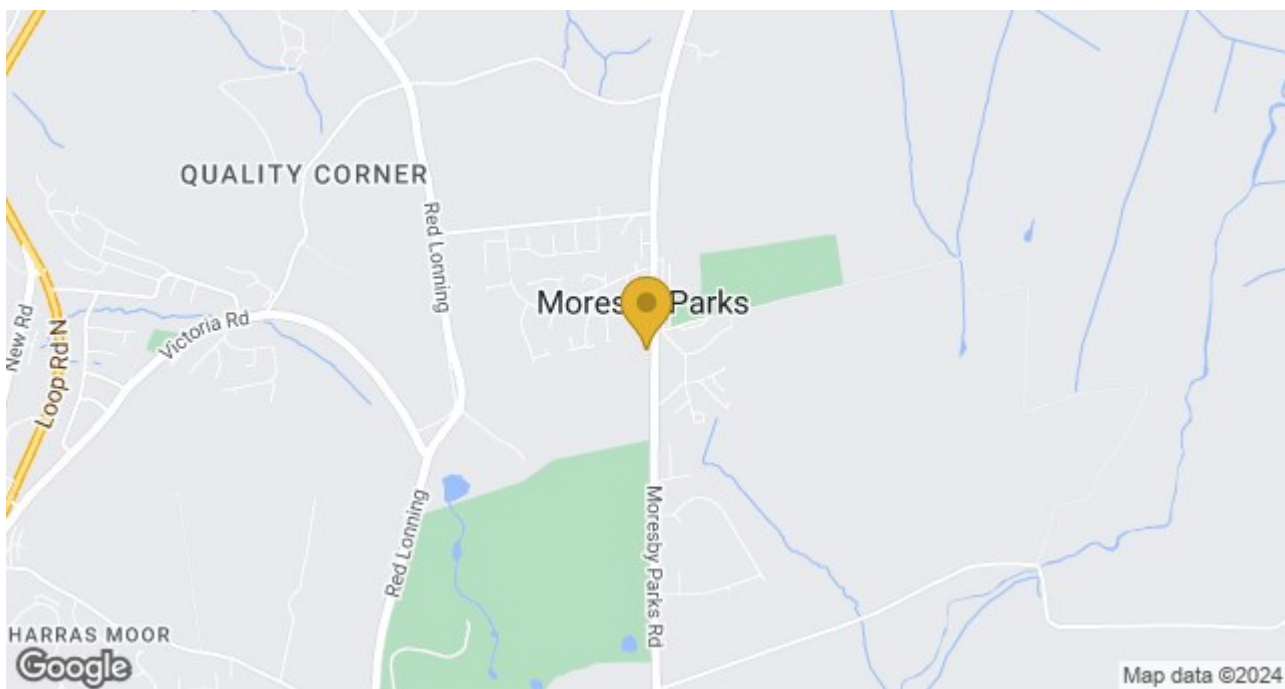
Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed. To find out how we can help you realise your dreams, just call your nearest Grisdales office.

Site Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.