



Plot 2 Land Adjacent to Overcroft Farm, Cockermouth, CA13 0UN

£150,000

Plot 2 is one of just two building plots enjoying a superb setting, close to the heart of Greysouthen, an attractive and sought-after village lying just 3 miles to the west of Cockermouth. The plot is set within established surroundings amongst other village homes, but with glimpses of views opening up towards open countryside. Outline planning permission has been granted for residential development for the erection of a single dwelling, subject to approval of reserved matters. The purchaser will be responsible for obtaining approval of reserved matters, which will include layout, accommodation and appearance, allowing scope for designing a property to suit their taste and needs.

PLOTS 1 & 2 ARE AVAILABLE AS A SINGLE LAND PURCHASE opening up the opportunity of a single dwelling set within extensive grounds (Subject to Planning Consent for a single dwelling)
Contact Tim Grisdales on 07850 654005 to discuss further.

FURTHER LAND IS AVAILABLE offering the opportunity to add A PONY PADDOCK to your brand new home.

THE VILLAGE

Greysouthen lies just 3 miles from Cockermouth, well placed for easy access to major employment centres along the west coast, yet also handy for the attractions of the Lake District National Park. The village nestles within attractive rolling countryside, with street scenes which include a mix of traditional and more contemporary properties and is within the catchment area of Eaglesfield Paddle Primary School, which feeds to Cockermouth School. Nearby, the market town of Cockermouth offers an extensive choice of local, regional and national retailers including leading supermarkets, together with a wide range of social/leisure opportunities, cafes, pubs and restaurants, as well as a sports complex/swimming pool and the Kirkgate Arts Centre.

DESCRIPTION

The plot enjoys a pleasant setting, well back from the road, and approached via a shared private driveway to be constructed by the purchasers.. The plot measures approx. 13.6m x 23.m

FURTHER LAND IS AVAILABLE offering the opportunity to add A PONY PADDOCK to your brand new home.

PLANNING CONSENT

Grant of Outline Planning Consent has been obtained for residential development, subject to approval of Reserved Matters. These will need to include details relating to design, layout, scale, materials and appearance of the proposed properties. Further information is available on the Allerdale Borough Planning website: [Planning Reference OUT/2020/0012](#)

For further information, please contact Tim Grisdale on 07850 654005.

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.

DIRECTIONS

The site is best approached from Cockermouth by leaving on the A66 towards Workington. After approximately 2 miles turn left into Brigham, where signposted. Continue on the old road through Brigham and turn left shortly after Broughton Cross, signposted Greysouthen. Continue through Greysouthen, carrying straight on at the "T" junction in the middle of the village - just before leaving the village, turn left, signposted Eaglesfield and the plots are situated approximately 200m along, on the left hand side.

COUNCIL TAX

On completion, the proposed dwelling will be assessed for Council Tax purposes by Allerdale Borough Council.

NOTES TO BROCHURE

Please note that all measurements quoted have been extracted from the plans prepared by Day Cummins, Architects & Surveyors and may be subject to errors in interpretation. Purchasers are strongly advised to check any measurements quoted and to satisfy themselves by way of 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 & 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.

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.