



# GRISDALES

PROPERTY SERVICES



## Bonny Meadows School Brow, Whitehaven, CA28 8UU

**Prices From £135,000**

Welcome to Phase 2 of Bonny Meadows, a unique opportunity for bespoke living in the picturesque village of Moresby Parks, Whitehaven. Crafted by Raemore Developments, Bonny Meadows offers an exquisite collection of 4-6-bedroom detached homes designed to cater to your individual preferences. Whether you seek the comfort of a pre-built home or the excitement of a self-build plot, Bonny Meadows is the epitome of luxury living.

In this phase, we're excited to introduce five self-build Dormer bungalow plots, building upon the success of Phase 1 where Plots 2 through 8 were swiftly reserved for self-build houses. These plots offer a canvas for your dream home, inviting you to create a personalised sanctuary that harmonises with the natural beauty of the surroundings

Phase 1: Self-Build House Plots 2-8 - Now Reserved.

Phase 2: Self-Build Dormer Bungalow Plots 9-13 - \*\*Reservations Now Open\*\*

Phase 3: 4 Pre-Build Homes - Coming Soon

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: [whitehaven@grisdales.co.uk](mailto:whitehaven@grisdales.co.uk)

## Self-Build Dormer Bungalow Plots

Choose between constructing Raemore Developments' exquisite pre-designed dormer bungalow, The Wilton, at a reduced cost, or design a custom home tailored to your unique vision.

### Plot Details

Each plot is fully serviced with essential utilities, including water, electricity, gas, and sewage connections.

Plot No: 9

Plot area: 594 sqm

Maximum development area: 168 sqm

Plot No: 10

Plot area: 536 sqm

Maximum development area: 168 sqm

Plot No: 11

Plot area: 528 sqm

Maximum development area: 166 sqm

Plot No: 12

Plot area: 528 sqm

Maximum development area: 164 sqm

Plot No: 13

Plot area: 528 sqm

Maximum development area: 162 sqm

## Pre-Designed Bungalow - The Wilton

An exquisite 4-bedroom detached dormer bungalow meticulously designed to cater to the modern family's needs. Experience the ultimate in open-plan living, where the kitchen, dining, and living areas blend seamlessly. With the sweep of bifold doors, the transition to the garden is effortless, offering an uninterrupted blend of indoor and outdoor living.

Each of the four generously sized double bedrooms benefits from abundant natural light and an expansive feeling of space, thanks to the large apex dormer windows. The master suite is a luxurious haven, featuring a prominent apex window that floods the room with light, accompanied by an en-suite bathroom.

Customise The Wilton with your choice of bespoke kitchens, bathrooms, decor, and features to reflect your personal style.

## Planning Permission

Planning permission has been granted for the construction of a detached bungalow. For those who do not construct the Wilton, a design code has been established for the development of properties in this area, outlining specific architectural and design guidelines to ensure cohesion and

harmony within the neighbourhood. Please visit our website for more information.

## The Development

Step into the world of luxury living at Bonny Meadows, an exclusive estate meticulously crafted by Raemore Developments amidst the enchanting landscape of Moresby Parks. This exceptional development offers a range of 4, 5, and 6-bedroom detached homes, allowing you the choice between exquisite pre-built residences and the thrilling opportunity to bring your dream home to life on one of our carefully selected self-build plots.

## Location

Breathtaking views of lush fields create an idyllic haven for those seeking a serene lifestyle. Enjoy the perfect blend of tranquillity and urban convenience, with quick access to nearby towns like Whitehaven and Workington.

Bonny Meadows is perfect for your family's needs, with a village school within walking distance and neighbouring schools just a short drive away. For nature lovers, the village and surrounding areas offer delightful walking routes to explore with your furry friends.

## New Build Homes – Coming Soon

In addition to self-build plots, Bonny Meadows will soon offer a selection of 4 pre-built homes, providing an unmatched executive living experience. Visit our website to register your interest.

## The Developer

Raemore Developments, a trusted family-owned business for over two decades, is renowned for crafting high-quality homes in West Cumbria. Their portfolio includes conversions, extensions, restorations, and new builds, all characterised by open-plan living, luxury, and energy efficiency. Every Raemore home is built with premium materials and comes with a 10-year structural warranty.

## Purchasing a Self-Build Plot

Personalisation is a significant advantage of self-build plots. You can design and build a home that perfectly suits your needs. From layout to materials, you have creative freedom to shape your home according to your preferences.

Furthermore, opting to construct your property can be more cost-effective than purchasing an existing home, particularly if you're hands-on or closely oversee the project. This approach can result in savings, including on expenses such as stamp duty and associated fees.

There has rarely been a better time to build your own property, considering the shift away from fossil fuels for heating. New builds can align with modern standards and heating efficiency

regulations, enhancing future marketability and investment potential.

Investing in your own home is likely to yield positive returns. You're crafting a property that meets contemporary standards, aligning with strict mortgage criteria and making it more appealing to potential buyers if you decide to sell in the future.

## **Viewing Arrangements**

Contact us via email at [newhomes@grisdales.co.uk](mailto:newhomes@grisdales.co.uk) or by calling 01946 693931.

## **Mortgage Advice**

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in 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. To find out more about how we can assist you, just call your nearest Grisdales office.

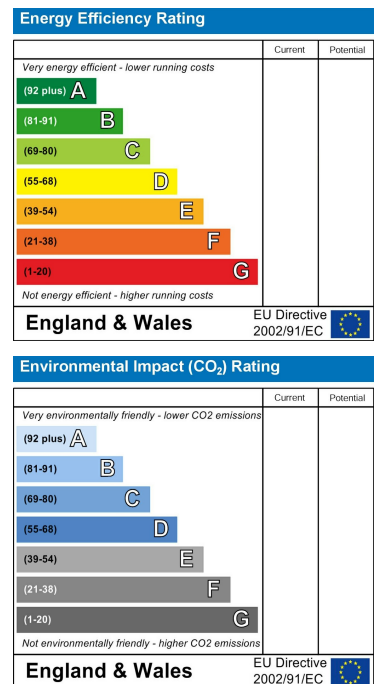
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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.