



GRISDALES

PROPERTY SERVICES



Main Road, Workington, CA14 5SS

£110,000

A Building Plot for a pair of semi detached houses!

The plot sits on Main Road Distington and has outline planning permission for a pair of semi-detached houses. The plot has excellent road links to the other west coast towns plus Sellafield and The Lake District National Park.

A great opportunity - not to be missed

Helping you find your perfect new home...

www.grisdales.co.uk

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THE LOCATION

Situated on the Main Road in the village of Distington, just before the junction for The Chestnuts (on the site of the former Distington Motors Garage).

DESCRIPTION

The plot measures approximately 34.28m x 22.85m with access onto Main Road.

PLANNING

Planning permission was granted in June 2019 for two semi-detached houses, subject to certain conditions - a copy of which can be viewed in the office.

COUNCIL TAX

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

DIRECTIONS

The building plot is best approached from the A595 Lillyhall/Distington roundabout. Take exit for Distington on B5306. Turn right onto Main Road. Follow the road through the village and the plot is on the right hand side, just before The Chestnuts.

VIEWING ARRANGEMENTS

Please contact the Workington Office 01900 605544.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Purchasers are strongly advised 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 & 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.

SURVEYS & VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

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.

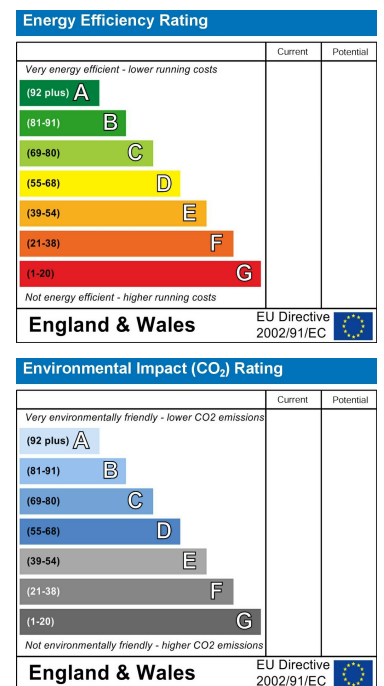
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.