



## Plot 10 Bonny Meadows, Whitehaven, CA28 8UU

**£140,000**

Welcome to Phase 2 of Bonny Meadows – an exceptional opportunity for bespoke living in the charming village of Moresby Parks, Whitehaven. Developed by Raemore Developments, Bonny Meadows presents an exquisite collection of 4–6-bedroom detached homes, designed with flexibility to suit your lifestyle. Whether you prefer a ready-built home or the adventure of a self-build plot, this development embodies luxury and individuality.

Building on the success of Phase 1, we are delighted to introduce five self-build dormer bungalow plots in Phase 2. With Plots 2–8 swiftly reserved in the previous phase, these new plots provide the perfect opportunity to create a home tailored to your vision, blending seamlessly with the surrounding natural beauty.

## 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.

## 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.

Availability Update:

Phase 1: Self-Build House Plots 2-8 & 17 – Now Reserved | Plot 19 – Last Remaining Plot

Phase 2: Self-Build Dormer Bungalow Plots Plot 9 – Now Reserved | Plots 10-13 – Reservations Now Open From £125k

Phase 3: Pre-Built Homes – The Wilton & The Dovenby – Now

Reserved | The Borrowdale – Last Remaining Home – Book a Viewing Now!

Don't miss your chance to be part of this exclusive development. Secure your plot today

## 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.

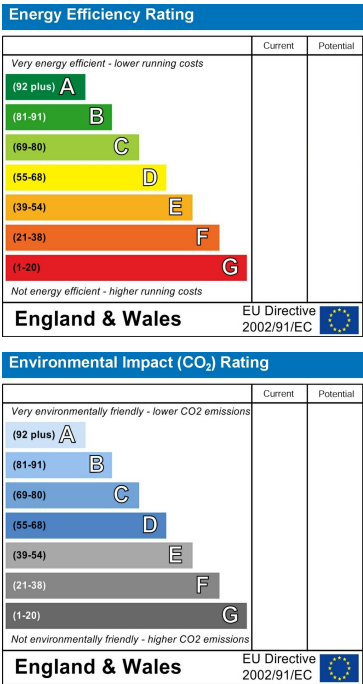
Floor Plan



Area Map



Energy Efficiency Graph



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