

## Gigarran Park, Gilgarran, Cumbria, CA14 4RF

- Building Plot
- Plot extends to approx 513 sqm
- Foundations laid
- Central village location
- Workington, Whitehaven and Cockermouth within 5 to 7 miles
- Full planning permission for 4/5 bed dwelling
- Two story build approved, approx 196 sqm
- All services readily available to site
- Close proximity to National Park

**Guide Price £120,000**



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## DESCRIPTION

**\*\*Last Plot Remaining \*\***

Part exchange considered - call the office for more details

There remains scope within the current design to create amendments to the footprint of the property.

An opportunity to build your own substantial 4/5 bedroom property in the picturesque village of Gilgarran, with a choice of two remaining plots, both with full planning permission granted and both with laid foundations which secures the planning consent and will save the new owners significant build costs.

Gilgarran is a quiet, pretty village surrounded by open countryside and glimpses of Lakeland Fell views and sits between the Cumbrian West Coast towns and the Lake District National Park. Workington, Whitehaven and Cockermouth are between 5 and 7 miles away and here you will find a wide range of local and high street shops, bars and restaurants. Head inland to the east and you come to the National Park with the Lakes of Loweswater and Ennerdale being the most readily accessed.

Great road and rail connections are readily accessible with the A595 and Harrington rail station connecting the area to the rest of Cumbria. There are a couple of primary schools at nearby Dean and Distington, and excellent secondary schools at Cockermouth and Keswick. The highly rated Energy Coast UTC secondary school at Lillyhall is just 2 miles away which specialises in engineering education and training.

The M6 is an accessible 40-minute drive away, and provides direct access to the rest of the country.

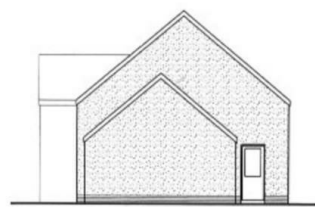




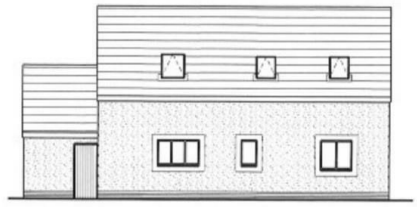
This scheme is subject to town planning and all other necessary consents.



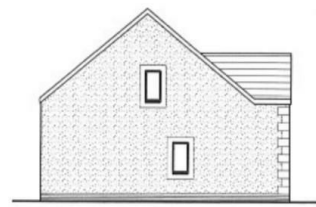
proposed front elevation (south east)



proposed side elevation (north east)



proposed rear elevation (north west)



proposed side elevation (south west)

<p><b>SCALE</b> 1:100 @ A3</p> <p>0m 2m 4m 6m 8m 10m 12m 14m 16m 18m 20m</p>		<p>Rev 01 jul 2022 First Issue</p>	
<p>Client: Mr. P. J. O'Connell</p> <p>Job Title: Plot 3 - Proposed elevations</p> <p>Drawing Title: Plot 3 - Proposed elevations</p>		<p>Scale: 1:100 @ A3</p> <p>Date: Jul 2022</p> <p>Job No: 230 Draw No: 01</p>	

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### Viewings

Please contact [centralhub@hunters.com](mailto:centralhub@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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