



Plot 19 North Ridge, Great Broughton
£160,000



GRISDALES

LAND & NEW HOMES

Plot 19 North Ridge

Great Broughton, Cockermouth

Build your own home at North Ridge, Great Broughton. Fully serviced plots with Lake District views, planning in place and an established community close to Cockermouth.
Council Tax band: TBD

Tenure: Freehold

- One of the largest plots within this exclusive 24-home development
- Fully serviced self-build plot
- Elevated position with far-reaching views across the Lake District & South Facing Garden
- Full planning permission for a bespoke contemporary home, with a large detached garage
- Opportunity to design and build your own home, subject to the development's Design Code
- Connections provided for gas, water, electricity, drainage and BT
- Private position with neighbouring homes set lower and further back
- Approximately a 10-minute walk into Great Broughton
- Less than five miles from the historic market town of Cockermouth
- A number of homes on the development are now completed and occupied
- A growing community rather than simply a collection of building plots
- Excellent access to the Lake District National Park







A Rare Self-Build Opportunity

Finding the right plot is often one of the hardest parts of a self-build project. Plot 19 at North Ridge offers the opportunity to create your own home with much of the initial groundwork already taken care of. One of the largest plots on this exclusive development, it occupies an elevated position with impressive views towards the Lakeland Fells. With services already provided and planning permission in place, this is an opportunity to concentrate on creating the home you want rather than starting the process from scratch.

Design Your Own Home

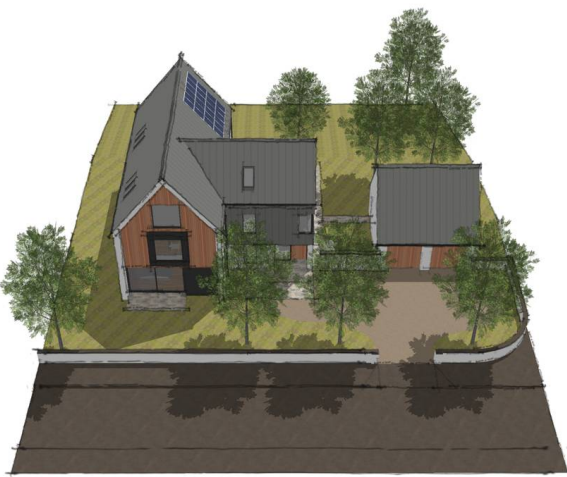
Plot 19 benefits from full planning permission for a bespoke contemporary home, carefully designed to make the most of the plot's elevated position, views and south-facing garden. The current owners have progressed the design with their architect, and the approved plans could be made available to a purchaser wishing to continue with the scheme. This would considerably shorten the pre-construction process compared with starting a new design and planning application from scratch. Buyers who would prefer to create their own home still have the flexibility to explore an alternative design, subject to the North Ridge Design Code and the necessary planning approvals.

Planning Information

For anyone considering Plot 19 and wanting to explore the current planning information for North Ridge, the latest planning documents can be viewed online. Planning Reference: VAR/2026/0002 Prospective purchasers are encouraged to review the planning information, plans and supporting documents as part of their due diligence. Please speak to the selling agent if you would like any further information regarding the planning position or the requirements for developing your own home at North Ridge.

An Established Community

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Fully Serviced Plot

The practical side of the self-build has also been made easier, with the plot fully serviced and connections provided for gas, water, electricity, drainage and BT. The plot is positioned for privacy, with neighbouring homes set lower and further back. This combination of services, planning and position means much of the groundwork is already in place before you begin building.

Great Broughton

Great Broughton is approximately a 10-minute walk from the development, providing a convenient village setting with local amenities. The village offers everyday essentials, a local pub and Broughton Primary School, giving the area a genuine community feel. It is an ideal location for those looking for a quieter countryside setting while still wanting amenities within easy reach.

Cockermouth

The historic market town of Cockermouth is less than five miles away and offers a wide range of shops, cafés, restaurants, bars and everyday facilities. The town has a strong independent character, attractive historic buildings and a vibrant local food and drink scene, with popular venues including The Castle Bar, The Trout and The Bitter End. Cockermouth School is also within approximately five miles, alongside Netherhall School.





The Lake District on Your Doorstep

For anyone who enjoys the outdoors, the location is particularly appealing. North Ridge is surrounded by beautiful Cumbrian countryside and provides easy access to walking, cycling and exploring the Lake District National Park. The elevated position of Plot 19 adds to its appeal, with far-reaching views across the Lakeland Fells providing an impressive backdrop to your future home.

Create Something of Your Own

Whether you are looking to build a forever family home, a peaceful country retreat or a modern home designed around your lifestyle, Plot 19 offers the opportunity to create something that is genuinely your own. With planning, services and an established community already in place, it provides an exciting starting point for your self-build project in a fantastic Cumbrian location.

Important Information

A £5,000 development road bond is payable in addition to the agreed purchase price. This is refundable by Story Homes on completion of the site, subject to the terms of the plot sale documentation. The bond will remain in place until the development roads are officially adopted by the local authority. The cost of infrastructure works currently being undertaken will not be deducted from residents' road bonds.

Find The Plot

From Cockermouth, travel towards Great Broughton and continue through the village. Take Moor Road out of the village, passing the school on your left. As you leave the village, the entrance to North Ridge is on the left. Use postcode CA13 0DE for your sat nav, then follow the What3Words location [///double.releases.disarmed](#) to locate Plot 19.

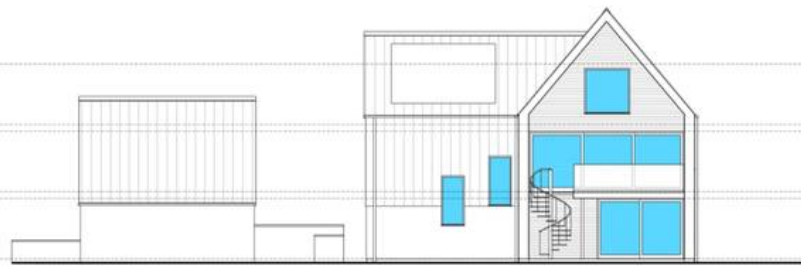
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Great Broughton, Cockermouth

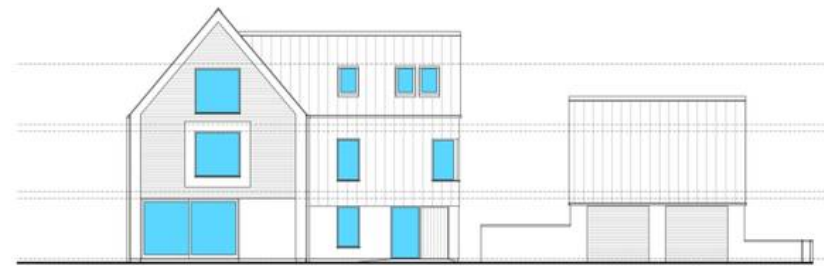
North Ridge enjoys an elevated setting near Great Broughton, surrounded by Cumbrian countryside and Lake District views, just 5 miles from Cockermouth with local amenities close by. You can use What3Words [///rate.sniff.stands](https://www.what3words.com/#!/rate.sniff.stands) to easily find the site or use postcode CA13 0DE







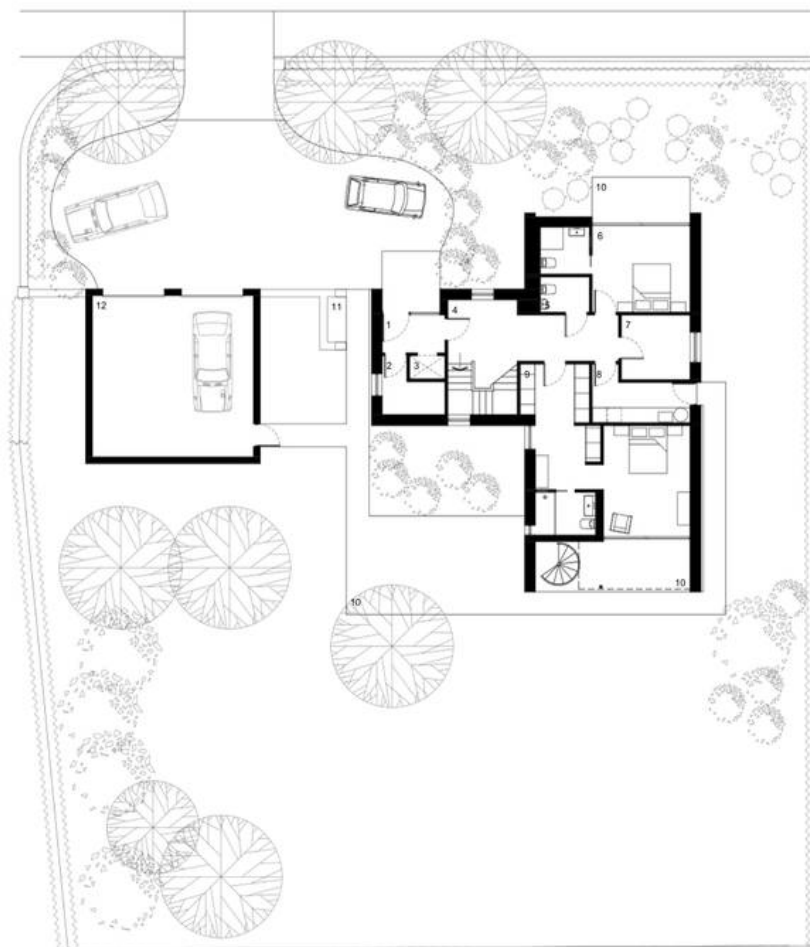
Rear



Front

1. entrance
2. cloak
3. lift(potential)
4. hall
5. WC
6. guest suite
7. study
8. utility
9. master suite
10. patio
11. bins
12. garage
13. landing
14. store
15. dining/knug
16. kitchen
17. pantry
18. living
19. balcony
20. store
21. bedroom
22. family bathroom

Materials:
 Roof - Standing seam zinc/aluminium
 Walls - Render, standing seam zinc/aluminium
 Windows/doors - aluminium clad timber



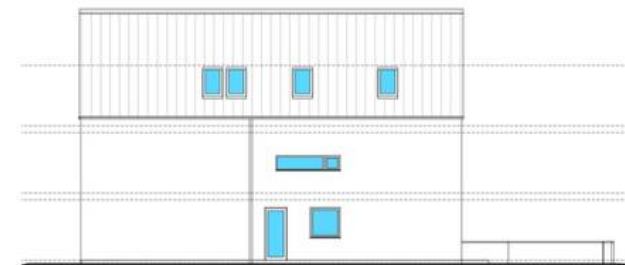
Ground
 0 1m 2m 3m 4m 5m
 (do not scale from drawing)



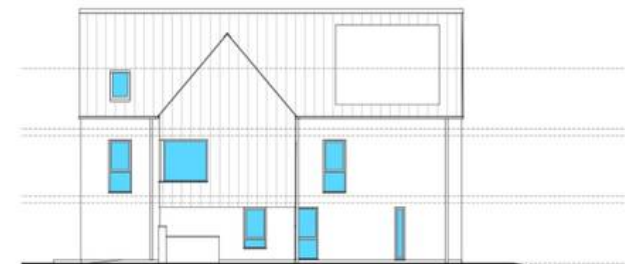
Second



First



Left



Right



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