



Building Plot, Adj to Rubby Banks House, Rubby Banks Road, CA13 0DT

Guide Price £250,000

PFK

Building Plot, Adj to Rubby Banks House

The Plot:

An extremely rare opportunity to build your own home. This large building plot (22 metres by 50 metres approximately) occupies a stunning setting within the beautiful Harris Park and has full planning granted for a four bedroom, detached house. Surrounded by mature woodland, with an elevated outlook over the river Cocker, yet just a five minute' walk to the town centre; the position is truly idyllic. Full details of the planning can be found on Cumberland Councils planning portal under reference number: FUL/2021/0042.

- Large building plot (approx 22m x 50m)
- Full planning granted for 4 bed detached house
- Stunning location with views over river
- Close to town centre and amenities
- Idyllic elevated outlook
- Tenure: freehold





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Location & directions:

Situated in the heart of the beautiful Harris Park, with elevated views over the river Cocker and surrounded by mature woodland, yet only a five minute walk into Cockermouth town centre.

Local Amenities

Cockermouth caters well for everyday needs with all the amenities associated with a thriving market town including schools, a variety of shops and excellent amenities such as swimming pool, gymnasiums, two parks which both facilitate riverside walks, and thriving local restaurants and public houses. This is a peaceful base from which to explore the magnificent surrounding countryside together with the lakes and fells of the Lake District National Park.

Directions

From PFK Cockermouth office head along Main Street, turn right into Station Road, head through the traffic lights and, just before Lidl, turn left into New Road. Follow the road to the end and then turn right under the bridge. After approx 100 yards the plot can be found on the right hand side.



ADDITIONAL INFORMATION

PLOT DETAILS – Riparian Rights: The plot extends to the middle of the river and the new owners will be riparian owners with fishing rights on the river Cocker. **Rights of Access:** Please note: Rubbybanks House and Cottage will be maintaining their access rights. Both these properties and the new build house have access over the part of road belonging to Park End. We understand the whole of Rubbybanks Road functions on the same basis – even though it is an unadopted road the council have surfaced it and installed lights and drains.

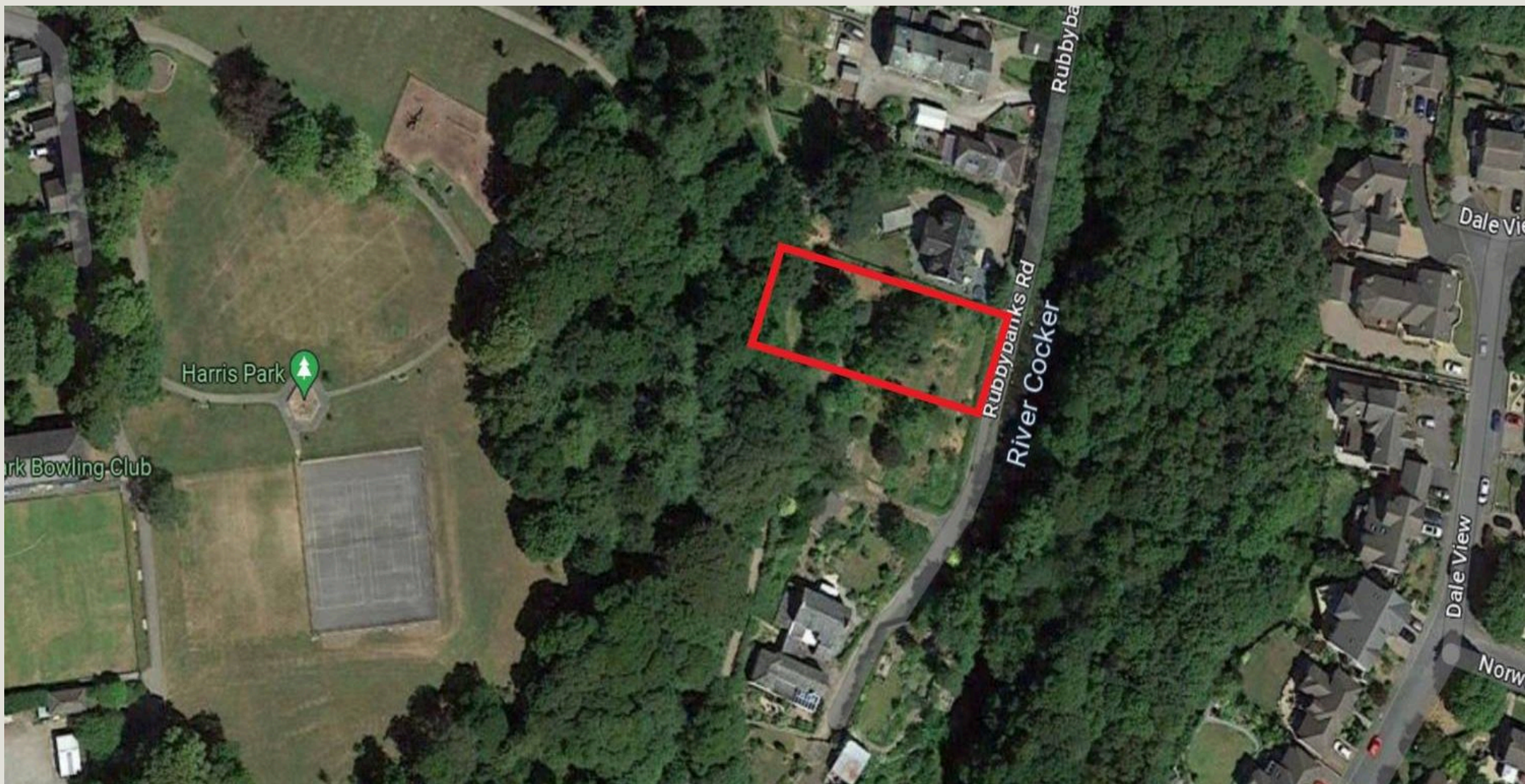
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Referral and Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service – completion of sale or purchase – £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances – average referral fee earned in 2022 was £260.48; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; – Mitchells Co Ltd – £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.





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