



Building Plots at Town End, Penruddock, Penrith – CA11 0RD

Offers Over **£200,000**

PEK

Building Plots at Town End, Penruddock

Penrith

An exciting opportunity to create and build your own home, situated along a peaceful road within the ever-popular village of Penruddock. The site comprises two individual building plots, offering purchasers the flexibility of choice and the chance to design and deliver a bespoke detached residence in a highly desirable village setting.

This listing refers to the acquisition of BOTH plots.

Outline planning permission was originally approved in 2018 (ref: 18/0689), with Reserved Matters subsequently granted in April 2026 (ref: 21/0886), paving the way for the construction of two well-proportioned four-bedroom detached homes. Please familiarise yourself with the information and stipulations set out in the planning permission.

The proposed design for each plot features thoughtfully arranged family accommodation. The ground floor layout includes a dining kitchen with patio doors/bi-folding doors opening to the side aspect, a versatile snug, a generous living room, together with a useful utility room and separate WC. To the first floor, the design provides four double bedrooms, two bathrooms including an en-suite to the principal bedroom, along with additional cupboard/storage provision.

Externally, each plot offers excellent scope for landscaping, allowing purchasers to create attractive garden spaces tailored to individual requirements, together with driveway parking provision.

A rare opportunity to develop in a sought-after Lake District fringe village setting, combining rural charm with excellent accessibility.

- Plot with Planning Permission for a 4 bed detached residence
- Planning Granted with Reserved Matters





Building Plots at Town End, Penruddock

Penrith

Penruddock is a highly regarded village located approximately 6 miles west of Penrith, 4 miles from Ullswater and around 12 miles from Keswick. The village benefits from a strong community feel and offers a range of amenities including a primary school, village hall, church, post office, farm shop and pub/restaurant. Further extensive amenities can be found in both Penrith and Keswick, including secondary schooling, supermarkets, leisure facilities and a mainline railway station in Penrith providing excellent transport links.

- Plots with Planning Permission for a 4 bed detached residence
- Planning Granted with Reserved Matters
- Desirable Village location
- 4 bed, 2 bath, 2 reception rooms and open plan dining kitchen
- Driveway parking
- Planning Reference 21/0886 - Reserved Matters for appearance, landscaping, layout and scale, attached to approval 18/0689
- Council Tax Band - TBD
- EPC - NA



INFORMATION

FOR SALE

Sales Listing for TWO Residential Building Plot - Land at Town End, Penruddock CA11 0RD. OFFERS OVER £200,000 for both plots.

Summary

An excellent opportunity to acquire two residential building plots situated within the desirable area of Penruddock. The plots benefit from Planning Permission (Reserved Matters) for the erection of a residential dwelling, offering purchasers the flexibility to design and construct homes to their own specification within the approved permissions.

Directions

The plots can be located by using What3Words - [///intersect.headers.ahead](https://www.what3words.com/intersect.headers.ahead)

Planning

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Planning Notice

<https://planningregister.westmorlandandfurness.gov.uk/PlanningNotice/21/0886>

The Plots

- Two individual residential building plots
- Suitable for the erection of detached dwellings (reserved matters)
- Site Extends to approximately 975 square metres, equating to around 485 square metres per plot.
- We understand there are no restrictions attached to the planning approval.



Services

We understand that the plots are NON serviced.

Prospective purchasers should note: • Services are understood to be available in the vicinity • Full details of connections and capacities should be independently verified • Connection costs, if applicable will be the responsibility of the purchaser

Covenants / Restrictions

The property will be sold subject to any existing covenants, easements and rights of way. Details will be provided within the legal pack. • We understand there are no restrictions attached to the planning approval.

Offers Over

£200,000 for both plots.

Viewings

Strictly by appointment through the selling agent.

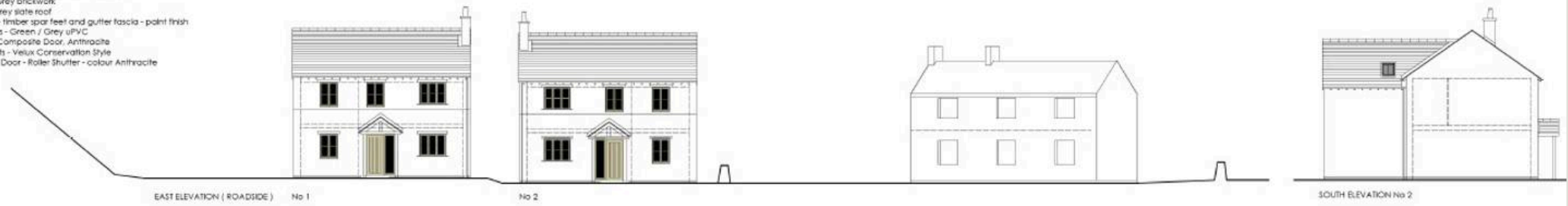
Referrals & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

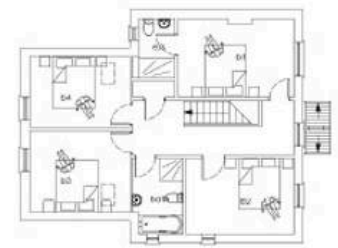


MATERIAL SCHEDULE :

Walls - Roughcast render self coloured
 Flinth - Grey brickwork
 Roof - Grey slate roof
 Fascias - timber spar feel and gutter fascia - paint finish
 Windows - Green / Grey uPVC
 Doors - Composite Door, Anthracite
 Rooflights - Velux Conservation Style
 Garage Door - Roller Shutter - colour Anthracite



No 1 GROUND FLOOR PLAN - 74.5m²



No 1 FIRST FLOOR PLAN - 74.5m²



No 2 GROUND FLOOR PLAN - 74.5m²



No 2 FIRST FLOOR PLAN - 74.5m²



Rev: E - 02/11/22 - additional gate elevations added
 Issue -

RESERVED MATTERS

Client -
 Mrs Wilson
 Project -
 New Dwellings
 Location / Postcode / what3words
 Land at Town End, Pennuodock
 brnp,brnps,brnpsd

Drawing title - Planning Drawings
 Job No - 108973 Draw No - 01 Rev: E
 DATE: 07 Sept 2021 SCALE: 1:100 Paper A1

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