

Prices start at £125,000



Armitstead  
Barnett

Wellbank Park, Church Lane, Bootle, Cumbria, LA19 5AD













## Coastal living in the heart of the Lake District

Wellbank Park is an exclusive custom homes development nestled on the western edge of the Lake District National Park, where the rugged beauty of the Cumbrian Fells meets a prime coastal position. From design to completion the process of creating your new home is fully supported.

All fully serviced plots offer the chance to design your new home around your lifestyle, with quality and energy efficiency within your control. Surrounded by Cumbria's west coast and the iconic landscape of the Lake District National Park, Wellbank offers a life of fresh air, open space and true connection.





## A place to belong

This thoughtfully planned community is more than just a place to live, it offers a lifestyle of significance with onsite facilities and open green spaces throughout the site.



On site, Wellbank offers a place to connect, unwind and get involved in the community. With a café and leisure facilities, including spa, swimming pool and more, this really is a unique offering which gives a strong sense of belonging and makes Wellbank more than just a place to live.





## Homes to reflect your vision

The site is well underway in terms of its construction, and offers an ideal opportunity for families, couples, down-sizing individuals and anyone hoping to embrace a greener lifestyle. For those with a strong vision, the self build plot opportunities provide a unique chance to create your ideal home from the ground upwards.

For those looking for something ready to move into, there is a choice of homes which are ready made sanctuaries offering comfort, space and eco conscious design together with a high-end finish which gives minimal hassle and upkeep. Each plot also enjoys a generous garden and ample parking, to ensure peace and privacy.

Each home enjoys a generous garden plot and ample parking to ensure peace and privacy.





## Well-connected, well-provided

The nearby village of Bootle ensures every day essentials are within easy reach of this select development. You will find a general store for daily needs, a primary school, rated 'Good' with outstanding features by Ofsted, a GP surgery and a railway station, offering convenient connections. The village also boasts a range of leisure groups, from football to bowling, and various fitness classes, allowing a superb lifestyle balance. The fabulous position of Wellbank means you are never far from the essentials of modern life and excellent accessibility.

Working from home never looked better – direct fibre directly to each plot means you can remain connected, without the city commute!





## Wellbank – Where Your Journey To A Custom-Built Home Is Made Easy

Here at Armitstead Barnett, we are delighted to have the opportunity to present this unique and exclusive development to the market.

With full support from the Wellbank and AB team, in addition to a flexible design code which allows a versatile build, your journey to building your ideal property couldn't be smoother. Alternatively, Wellbank has a number of design options which can be implemented, or a choice of ready-to-move properties available to purchase.



## A selection of designs available for customisation...

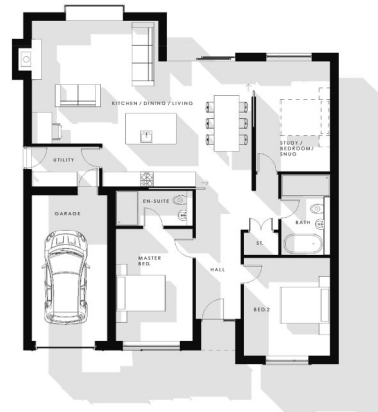
### Wellbank House Type 1 – 3 Bed

Images courtesy of Artform Architects.  
Designs for illustrative purposes only.



### Wellbank House Type 2 – 2 Bed

Images courtesy of Artform Architects.  
Designs for illustrative purposes only.



### M0 1 – 2 Bed

Floor Area: 130m<sup>2</sup>

Footprint: 72m<sup>2</sup>

Design by Fleming Homes.





### ET 02 – 4 Bed

Floor Area: 180m<sup>2</sup>

Footprint: 90m<sup>2</sup>

Design by Fleming Homes.



### AF 07 – 4 Bed

Floor Area: 139m<sup>2</sup>

Footprint: 80m<sup>2</sup>

Design by Fleming Homes.

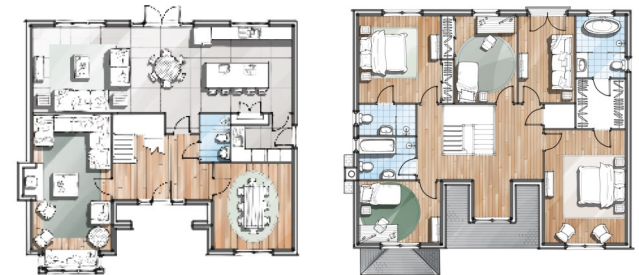


### ET 05 – 4 Bed

Floor Area: 250m<sup>2</sup>

Footprint: 125m<sup>2</sup>

Design by Fleming Homes.







## **General Remarks**

**Services** – Mains electricity, mains water and mains drainage to all plots.

**Please note:** Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

**Title & Tenure:** Freehold, Subject to Resident-Owned Maintenance Contributions

**Council Tax:** TBC, dependant on final design.

**Local Authority:** Cumberland Council (Civic Centre, Rickergate, Carlisle, CA3 8QG)

**Construction:** Dependant on design, only requirement is properties must have a slate roof.

**Parking:** On plot for several vehicles.

**Restrictive Covenants** : Wellbank plots must be purchased with a view to building your primary residence.

**Conservation Area:** No, but found within Lake District National Park

**Listed Building:** No

**Easements, Wayleaves & Rights of Way** : None insofar as we are aware

The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not.

**Flooding:** The property is located within a flood zone 1, meaning it has a low probability of flooding from rivers and the sea. There are no local bodies of water such as seas, rivers or lakes aside from Wellbank's ponds and swale system.

**Planning Consents** : All plots are approved for flexible detailed planning permission offering a completely unique proposition within the National Park. Planning Ref. 7/2023/4052

**Broadband:** Direct fibre to plot

**Viewings:** Wellbank is an open site, where no appointment is required to view. However, the on-site team would be delighted to discuss and show you around the site personally, so please contact Armitstead Barnett to arrange an appointment. For the attention of **Emma Hodkinson (née Lowis) BSc (Hons) MRICS FAAV MNAEA** telephone 01539 751993.

**We Armitstead Barnett LLP act as an introducing agent on the site for Wellbank Park. All details will be passed to the developers to contact regarding the site.**

**What3words Location** : [///system.mankind.speedily](https://www.what3words.com/#!/en////system.mankind.speedily)

**Money Laundering Regulations Compliance:** please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

**Mortgage Referrals** : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them. Team Wellbank also works with Mayflower, a specialist self-build broker, to ensure your lending journey is as smooth as your build process. Please enquire for further details.

**Method of Sale:** For sale by Private Treaty - plot purchase & self build concept.

**SUBJECT TO CONTRACT.**





### **North Lancashire**

Market Place, Garstang,  
Lancashire PR3 1ZA

**01995 603 180**

garstang@abarnett.co.uk

### **South Lancashire**

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Burscough, Lancashire L40 0SA

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### **Cumbria**

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Milnthorpe, LA7 7NH

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### **Ribble Valley**

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