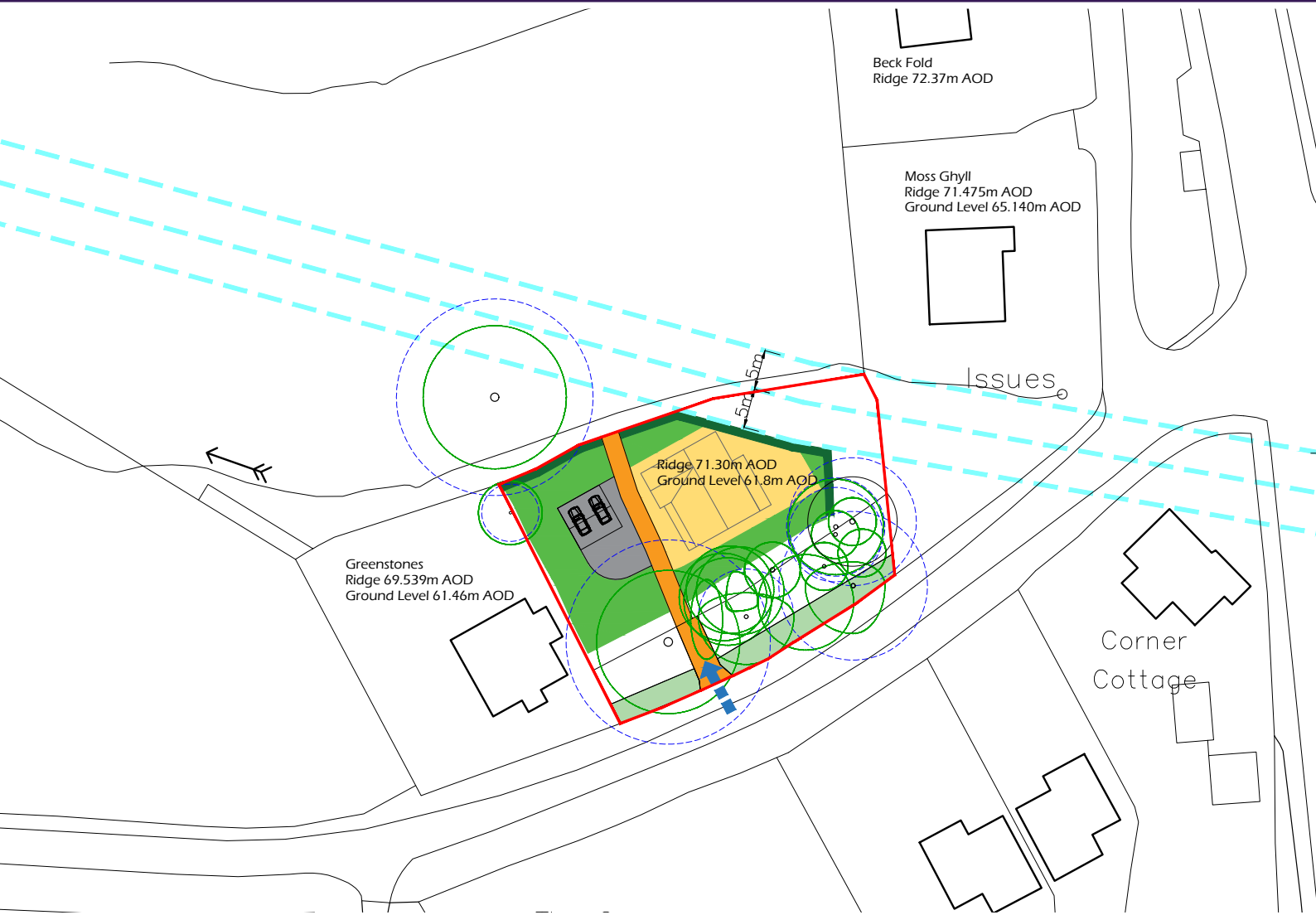


# Prime Residential Development Plot For Sale

Land at Old Hall Road,  
Windermere,  
Cumbria  
LA23 1HU

Edwin  
Thompson



- A rare opportunity to purchase a building plot situated in the sought after residential location of Old Hall Road extending to 0.14 hectares (0.34 acres)
- Outline planning consent Ref: 7/2023/5054, has been granted for a single local occupancy dwelling with parking, gardens and ancillary facilities.
- Scope to put individual purchaser design and layout preferences into this unique design and build residential development project.

**Guide Price - £225,000 exclusive**

Ref W390 - P3

23 Church Street,  
Windermere  
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LA23 1AQ

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A prime residential plot offering a rare opportunity to purchase a freehold building site in a desirable area in Windermere benefitting from a private setting, enjoying easy access to Windermere, Bowness-on-Windermere and the regional road network.

#### LOCATION

The subject development plot is situated at the eastern aspect of Old Hall Road a short distance to the west of Lake Road, Troutbeck Bridge in Windermere, Cumbria, in the North West of England.

Windermere is known as Cumbria's most popular tourist destination and is effectively one large settlement with Bowness-on-Windermere having a resident population of circa 12,000 (2011 Census).

Windermere is situated in the Lake District National Park which was designated in 1951, is the largest National Park in England and was recently awarded UNESCO World Heritage Status. It covers 2,362 square kilometres following the extension of its boundaries in August 2016 and makes up a third of the total area of Cumbria extending across parts of Eden, Allerdale, South Lakeland and Copeland. The National Park has a population of 41,100 (2011 Census) and attracts approximately 18,410,000 visitors each year with tourism being the major industry. (Source – Lake District National Park).

There is a train and bus station at the northern end of Windermere providing local train services to Kendal and Oxenholme Station which is on the main North West Virgin Train Line as well as regular bus services.

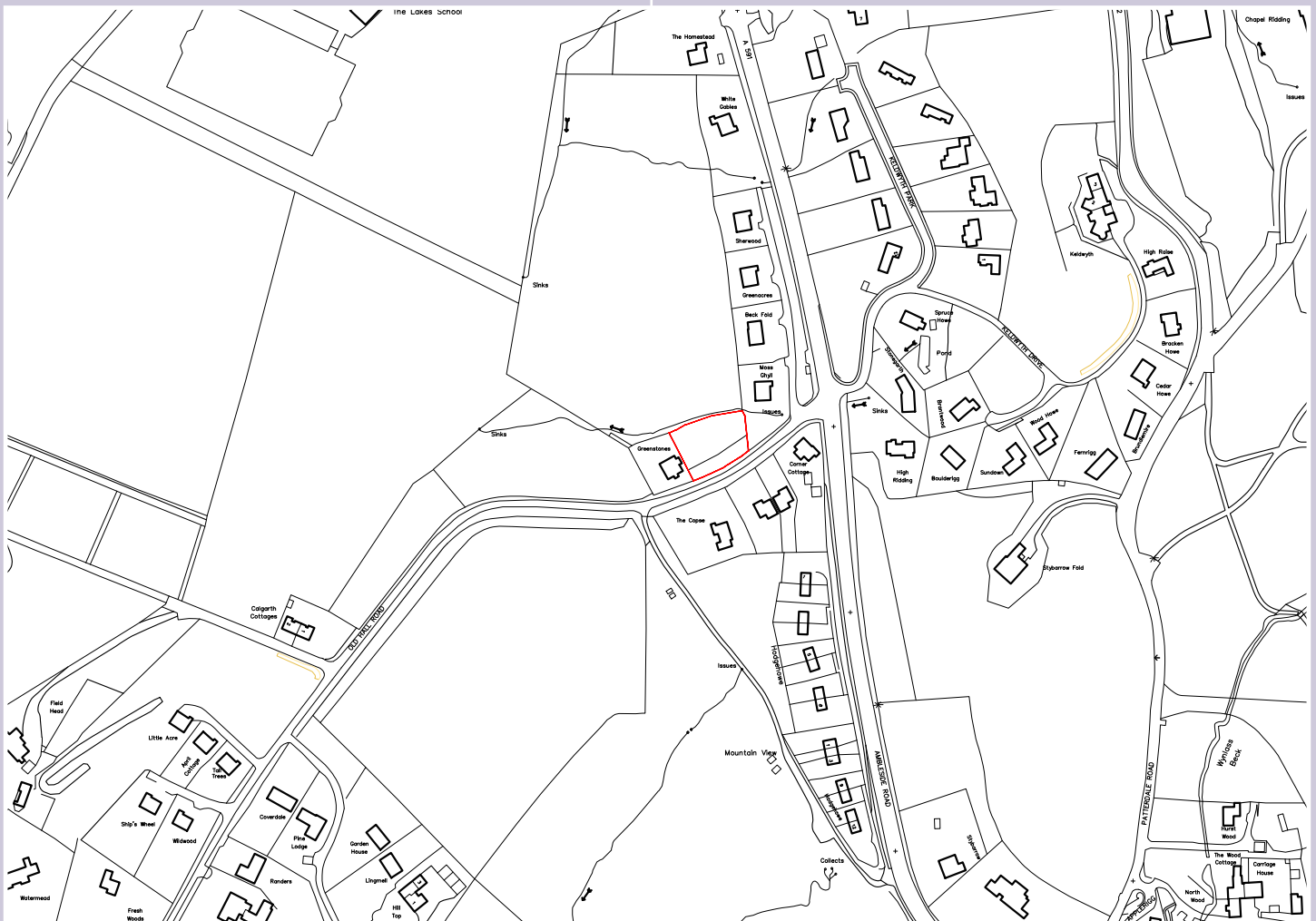
Lake Road (A5074) is the main thoroughfare linking Windermere with Bowness-on-Windermere. Lake Road connects with the A591 to the north travelling through Windermere town centre approximately 800 metres away and also travels south connecting with the A592 and Bowness and Lake Windermere circa 1 mile away.

#### THE OPPORTUNITY

The subject land comprises a regular shaped development plot which is situated at the eastern aspect of Old Hall Road forming part of one of the most desirable residential locations in Windermere.

The site comprises approximately 0.14 hectares (0.34 acres) and is bounded to the east and west by detached residential dwellings, to the south by Old Hall Road and north is open agricultural land.

The site has the benefit of outline planning permission Ref: 7/2023/5054 and provides an opportunity to create an attractive dwelling with associated gardens in a private setting with open outlook, off road parking and garage. The permission enables individual purchasers to have their own input in the design, build and layout of the development project and create a bespoke property to their individual requirements.



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A pedestrian and vehicle right of way is reserved over the central driveway to access to the adjacent agricultural land.

#### PLANNING

The subject site benefits from outline planning permission (Ref: 7/2023/5054) and prospective purchasers/developers should contact The Lake District National Park Planning Department to discuss any scheme proposals, telephone: 01539 724 555.

#### SITE CONDITIONS

The developer will be responsible for any necessary assessment of ground conditions and will need to satisfy themselves that development can take place safely.

#### SERVICES

It is understood that the mains services are available on or adjacent to the site. Prospective purchasers will need to satisfy themselves as to the suitability of the services available.

#### PROPOSAL

Offers are invited for the freehold interest with a guide price of £225,000 exclusive.

Please note that our Client is not obliged to accept the highest or any offer without prejudice and subject to contract.

#### ANTI-MONEY LAUNDERING REGULATIONS

The successful purchaser(s) should be aware that they will have to provide us with documents in relation to Money Laundering Regulations. Further details are available upon request.

#### VAT

All figures quoted are exclusive of VAT where applicable.

#### LEGAL & PROFESSIONAL COSTS

Each party to bear their own legal and professional costs in the preparation and settlement of the sale documentation together with any VAT thereon.

#### VIEWING

The site is available to view by prior appointment with the Windermere Office of Edwin Thompson LLP. Contact:

Joe Ellis, [j.ellis@edwin-thompson.co.uk](mailto:j.ellis@edwin-thompson.co.uk)  
Tel: 015394 48811  
[www.edwin-thompson.co.uk](http://www.edwin-thompson.co.uk)

Regulated by RICS



Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle  
Windermere

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