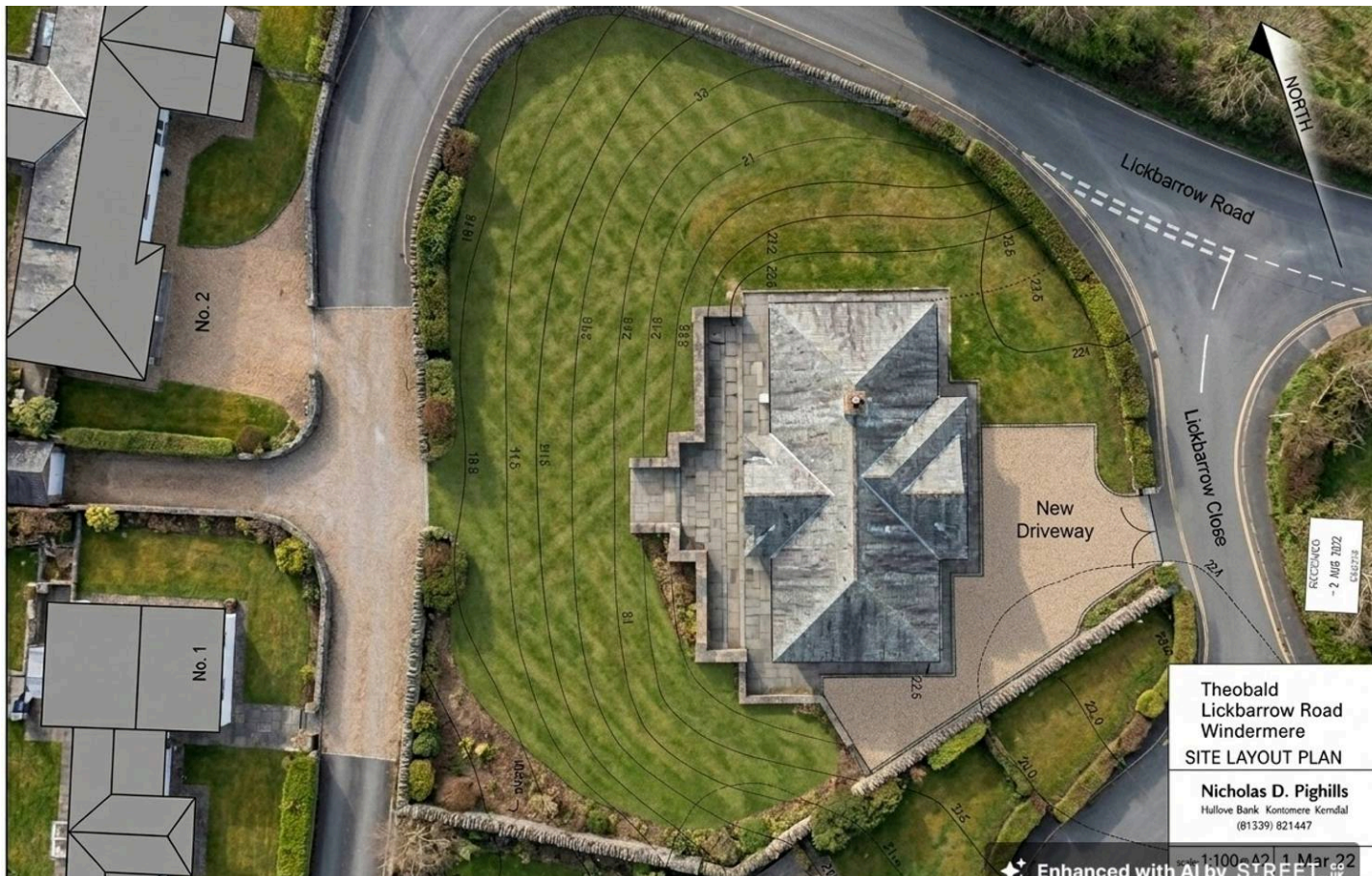




Plot 3, Lickbarrow Road, Windermere
£350,000



Theobald Lickbarrow Road Windermere
SITE LAYOUT PLAN
Nicholas D. Pighills
 Hallow Bank Kontomere Kerdal
 (81339) 821447

Occupying an elevated position on a small development of just five plots on Lickbarrow Road, permission has been granted offering scope to construct a generous four bedroom contemporary family home over two floors with open plan kitchen diner opening onto a terrace, separate sitting room, utility room, four double bedrooms and two bathrooms with plenty of gardens, grounds and parking. The main access road which is to be private for all residents will be constructed but not finished completely until the houses are built and the property will also have another access point at the rear, private to the owners of this plot. The surface and foul drainage have both been installed in conjunction with plots 1&2 as far as the upper level plot 3. Interested parties should take note of the occupancy restrictions attached and ensure that they qualify for the intended occupant of the property. For further information, all details are available online at the Lake District National Park Planning Portal with the reference 7/2022/5496 or from the Windermere Office. Development was confirmed to be started by the Lake District National Park by an approval of certificate of lawful proposed use or development, meaning the planning permission remains valid.

DIRECTIONS: From our Windermere office proceed along the A5074 New Road turning left into Craig Walk just before the police station. Proceed up the hill and turn left into Meadow Road. Continue onto Park Road and take a right onto Lickbarrow Road where the plot is on the right.

WHAT3WORDS:unpacked.painters.scatter

SERVICES

It is understood that the mains services are available locally to the site. Electricity, gas, water and foul drainage are not yet connected. Prospective purchasers will need to satisfy themselves as to the suitability of the services available.

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





THW Estate Agents

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