



Building Plot, Off Nelson Road, Windermere
£175,000



Building Plot, Off Nelson Road

Windermere

Nestled in the picturesque scenery of the Lake District National Park, an exceptional opportunity awaits for those seeking to build their dream home. This plot of residential land, situated in the heart of Windermere, boasts planning permission for a three-bedroom detached house complete with a garage and parking.

Situated in a sought after location, it is placed well to local amenities including primary and secondary schools, shops, cafes and restaurants, together with the wide range of activities offered on Lake Windermere, the many excellent local walks and the public transport services.

For further information, all details are available online on the Lake District National Park Planning Portal with the reference 7/2018/5624 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, alongside approval from building control at South Lakeland District Council, meaning the construction had started and the planning permission remains valid.

Please note occupancy restrictions apply and any purchasers should ensure that they qualify. Mains services will need to be connected and prospective purchasers will need to make their own enquiries.

- Planning permission for a three bedroom detached house with garage and parking
- PLANNING PERMISSION: 7/2018/5624 Reference number on Lake District National Park planning site
- Local occupancy clause applies, see office for further details
- Located with in the village of Windermere
- Easy access to amenities within Windermere and Bowness
- Road links to the M6 Motorway and the Lake District National Park
- Attractive building plot
- Excellent opportunity to build a family home to your own requirements

From our Windermere Office proceed to Lake Road and turn left into Ellerthwaite Road and then left in to Holly Road continuing in to Park Road. Proceed to past Heathwaite Convenience Store on the left hand side and take the second right turning onto Nelson Road. WHAT3WORDS:///hotspot.prestige.scatters

Council Tax band: TBD

Tenure: Freehold





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.



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

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • windermere@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.