



Plot 3, Lickbarrow Road, Windermere
£395,000

Plot 3 Lickbarrow, Windermere

Of interest to investors, developers or those wishing to create a bespoke residence, the building plot at Lickbarrow Road represents a rare opportunity to construct a single detached property to their own taste in this stunning position providing wonderful views over to Lake Windermere and to the central Lakeland Fells. 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. All mains services will be available.

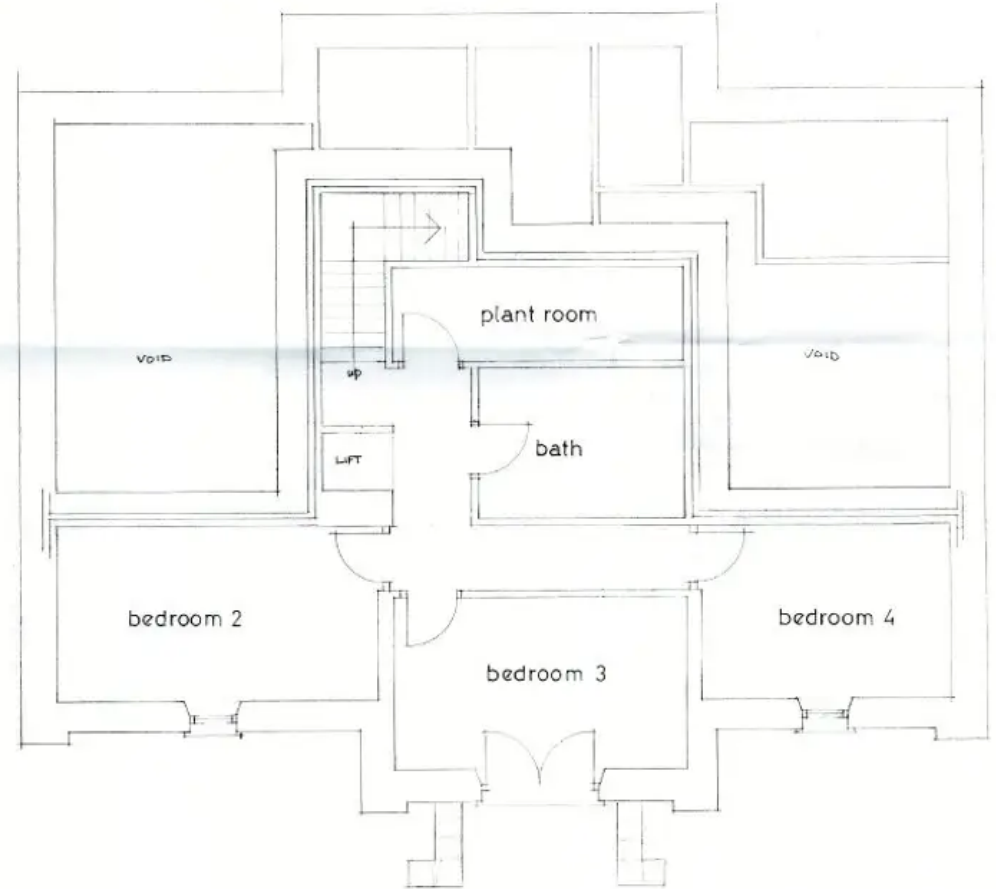
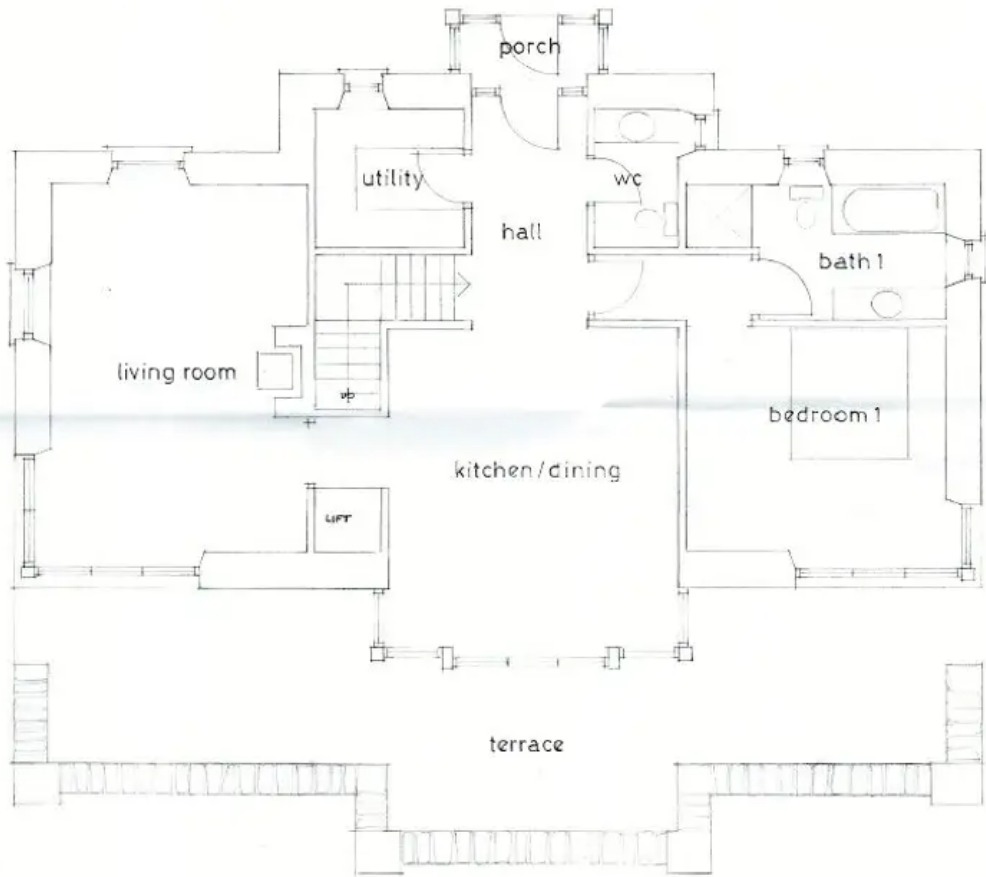
Situated in a highly sought after location, it is placed well to local amenities including primary and secondary schools, shops, cafes and restaurants, together with the wide range of activities offered on Lake Windermere, the many excellent local walks and the public transport services. Interested parties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

- Residential building plot with planning permission
- Local occupancy conditions apply
- Planning granted in March 2023 for a four bedroom, two bathroom detached house
- Provisions for ample off road parking
- Fantastic development opportunity
- Potential for beautiful gardens and grounds
- Lake District National Park Planning Portal reference 7/2022/5496
- Breathtaking views of Windermere lake and the Lakeland fells beyond
- Highly sought after location
- All mains services available, subject to connection

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







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