

Cartmel

£175,000

Plot 22, Cartmel Lodge Park, Cartmel, Grange-over-Sands,
Cumbria, LA11 6PN

A superb opportunity to purchase an individual plot with Lodge on this quiet, sought after, perfectly situated lodge park in the renowned village of Cartmel. Plot 22 occupies a pleasant situation in the heart of the park. To the rear are charming views to Cartmel Priory and the outlook to the front is of the pretty central 'green'. This generous pitch provides ample space for a lodge of approximately 40' x 14'.

The bonus of buying a pitch is that you can simply choose your own lodge - one to suit your individual needs and budget! Cartmel Lodge Park recommended Forest Lodges and have many across the park from this manufacturer.

Quick Overview

Sought after picturesque Village
Peaceful lodge park just off the centre of
Cartmel
Own choice of lodge to be acquired
Space for lodge of approx 40' x 14'
Views to Cartmel Priory to the side
Space for Lodge plus Parking and Garden
Area
Services available
Superfast Broadband



Property Reference: G3086



Location: Cartmel Lodge Park is a quiet and well kept park just a stones throw from the centre of the famous and picturesque village of Cartmel and for the walkers a short walk to Hampsfell and some beautiful woodland walks. Cartmel is highly sought after having gained much popularity over recent years and boasts many delights including the stunning 12th Century Priory and gatehouse, the steeplechase race meetings - Cartmel Races, award winning eateries including L'Enclume, Public Houses and of course sticky toffee pudding!

Within an easy commute to the delights and attractions of the inner Lake District - the foot of Lake Windermere a mere 20 minutes by car and a similar distance from Junction 36 of the M6 motorway, the park is conveniently located.

Upon reaching Cartmel Village keeping the secondary school on the left, take the first right and Cartmel Lodge Park is approx 150 yards on the left. Passing through the barrier follow the road ahead and bear right. Plot 22 can be found on the left hand side close to the top end of the central 'green'.

<https://what3words.com/placed.woodstove.haunt>

Services: Mains water, drainage and electricity. LPG gas.

Tenure: Leasehold. Subject to a 125 year lease starting as per completion date. A copy of the lease is available for inspection at the Grange Office. Vacant possession upon completion

Service Charges: Site fees as of March 2025-26 are £2,510.01

plus vat and increase every year by RPI. Calor Gas, electric and water are metered and charged separately. There is no Ground Rent payable.

Note: This Lodge has a 52 week Holiday License - it can only be used as a Second Home, not a Holiday Let.

Material Information: Please note a 10% + VAT surcharge is payable to park upon resale of the lodge.

Lodge Manufacturer The supplier used by Cartmel Lodge Park is www.forest-lodges.com where you can find a variety of different lodges to choose from. By choosing Forest Lodges to build your lodge/lodges you will end up with a completely unique lodge tailored to your own personal specification.

Viewing Arrangements: Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds provided by <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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