

## Cartmel

£350,000

Plot 45, 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 45 enjoys a superior position within the park and enjoys some charming views into the Village and towards The Priory. This generous pitch provides ample space for a luxury lodge of approximately 50' x 22' plus parking and garden area.

The bonus of a pitch is that you can simply choose your own lodge - one that suits 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  
Space for lodge of approx 50' x 22'  
Parking and Garden Area  
Superior pitch  
Delightful views to the Village and Priory  
Services available  
Superfast Broadband



Property Reference: G3088



**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, keep left and over the bridge. Plot 45 can be found just to the right, ahead at the 'T' junction.

<https://what3words.com/forgiving.trendy.driver>

**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 £4,355.15 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](http://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>

Request a Viewing online or Call 015395 32301