



| Calthwaite | Penrith | CA11 9QT

Guide Price £950,000



**david britton**  
ESTATES

## Key features

- Successful and popular 9 unit lodge park
- Lifestyle Business Opportunity
- Further potential with planning permission for 8 more units
- Heart of popular village location
- Gated driveway
- Site extends to around 1.9 acres
- Financial information can be provided
- Income potential with limited owner input required
- Superb views to Pennine Fells AONB
- Close to local pub and walks from the doorstep

## Description

Have you ever dreamt of your own leisure/lodge park? This very popular 9 unit lodge site sits in a private position, in approx. 1.9 acres and has its own private entrance and planning permission for 8 further lodges on the paddock at the bottom of the site, sitting in the heart of the village of Calthwaite, This is a unique opportunity to generate a great income and limited ownership input is required. These lodges are booked via a third-party website and provide an excellent opportunity for UK short break holidays as well as currently offering additional wedding accommodation from the adjacent Calthwaite Hall. There is also an opportunity for a new owner to take advantage of significant sales opportunities should they choose to sell the lodges to private owners, whether that be existing units or via developing the new permitted lodges. Each lodge and pod includes a large, decked area, veranda covered hot tub and private parking. The park is attractive with established planting, gravelled roadway, CCTV and lighting throughout along with an electric security gate.

At the entrance to the park area, there is a recently constructed timber building, the ideal place for a reception/guest services area. The park extends in total to approximately 1.9 acres with a central hardstanding driveway giving access to each of the lodge's private car parking spaces.

At the bottom of the park is a flat grass paddock area overlooking the North Pennine Fells AONB, which has planning permission granted for eight larger lodges or more smaller lodges (STP) giving the new owner scope to improve the income and create a more substantial offering. (Westmorland & Furness Council planning ref. 22/0664).


\*\* Viewings by appointment only \*\*

## Directions





# Floor plans

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Unit 3 Mason Court Gillan Way, Penrith 40 Business Park  
Penrith  
Cumbria  
CA11 9GR  
01768881111  
Sales@brittonestates.co.uk  
www.brittonestates.co.uk