

# For Sale – Detached Block of 4 Single Garages with forecourt and driveway

Gilthrotten Garages,  
Cowan Head,  
Burneside  
LA8 9HD

Edwin  
Thompson



- A rare opportunity to purchase a freehold block of detached garages
- Currently comprising 4 single garages, forecourt and driveway
- Constructed in 2002
- Conveniently located near Bowston, in between Staveley and Kendal
- Less than 1 mile from the Lake District National Park & A591
- Freehold with Full Vacant Possession
- Offers over £50,000 + VAT

Ref: E1089

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### LOCATION

The Gilthroten garages are located at Cowan Head, near Bowston, approximately 5 miles northwest of Kendal, 6 miles east of Windermere, and less than one mile from the Lake District National Park and the A591.

The garages are accessed from a driveway off the Cowan Head lane, which leads to the former Gilthroten Farm. The garages are situated less than a 3-minute drive from Planation Bridge on the A591.

Burneside is the closest large settlement, only 1.5 miles away, with good local facilities including a primary school, church, public house/restaurant, village shop as well as cricket and football grounds. The local economy is based around the James Cropper Plc Papermill which was founded in the mid-1800s and employs around 550 people including many local residents. The village is well situated being adjacent to the A591 which provides direct access to Junction 36 of the M6.

Burneside has a local train station on the Kendal – Windermere line which travels through to Oxenholme Station picking up connections on the West Coast Railway Line with direct trains to Manchester, Birmingham, London and Glasgow.

Nearby, Kendal provides a lively town centre with good retail and leisure facilities including a number of supermarkets, two shopping centres, Marks & Spencer's and Booths.

**What 3 Words:** ///strapped.cove.sway

### DESCRIPTION

The property comprises a single storey detached block of 4 single garages of pre cast concrete panel and box profile construction, with Hormann vertical ribbed galvanised up-and-over doors.

Internally, the garages have solid concrete floor and concrete walls with TL60 roof insulation. Whilst externally, the walls are pebble dashed with polypipe rainwater goods at the rear of the garages.

Individual garage measurements: Internal width: 2.5m Internal length: 5.5m

The property extends from the Cowan Head Lane and includes the driveway, forecourt and turning area, shown on the attached plan for identification purposes only, not to scale.

### SERVICES

There are no mains services connected to the site and potential purchasers should make their own enquiries as to the availability of service connections and associated costs.

### RATEABLE VALUE

The garages are not rated for business rate purposes.

### RIGHTS AND EASEMENTS

The property is sold subject to and the with the benefit of all rights of way, whether public or private and any existing proposed wayleaves, easements, rights of servitude restrictions or burdens of whatever kind whether referred to in these particulars or not. The buyer(s) will be held to satisfy himself or herself on all such matters.

### TENURE AND POSSESSION

We understand the property is held freehold and offered for sale with full vacant possession.

### PROPOSAL

The property comprising garage block, forecourt and driveway is available to purchase freehold with offers over £50,000 + VAT.

### METHOD OF SALE

The property is offered for sale by Private Treaty as a whole.

### VAT

The Vendor has advised that the land and property are elected for VAT and therefore VAT is payable on the sale consideration.

### MONEY LAUNDERING LEGISLATION

Edwin Thompson is bound to comply with Anti-Money Laundering legislation including obtaining evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, interested parties will need to provide the requested evidence.

### LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.

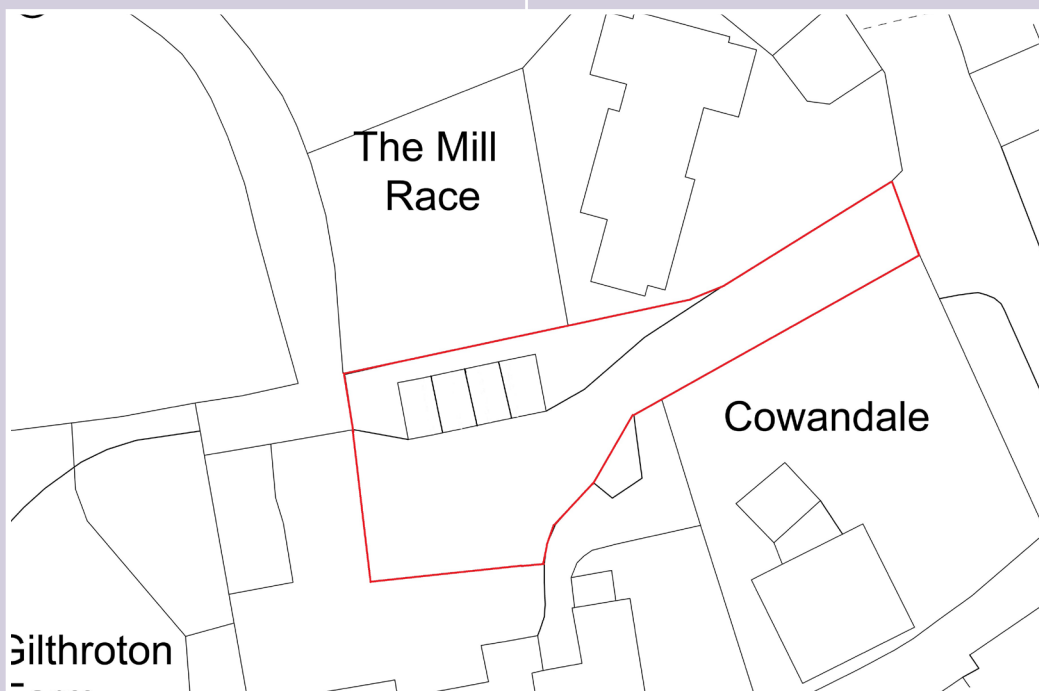
### VIEWING

The property is available to view by prior appointment with Edwin Thompson LLP. Contact:

Amy Wilkin – [a.wilkin@edwin-thompson.co.uk](mailto:a.wilkin@edwin-thompson.co.uk)

Tel: 015394 48811

[www.edwinthompson.co.uk](http://www.edwinthompson.co.uk)

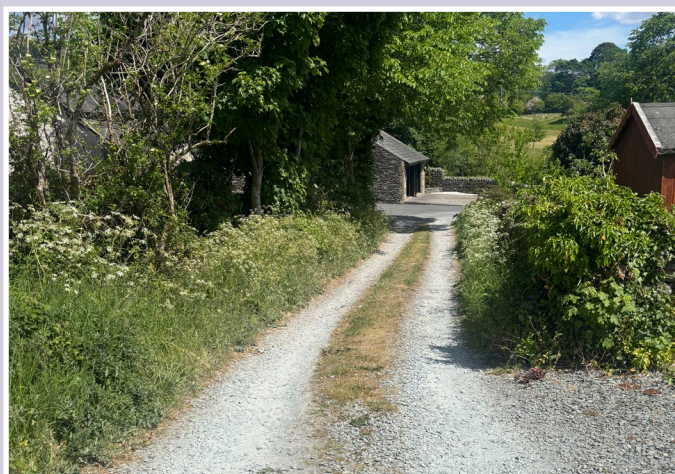




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