



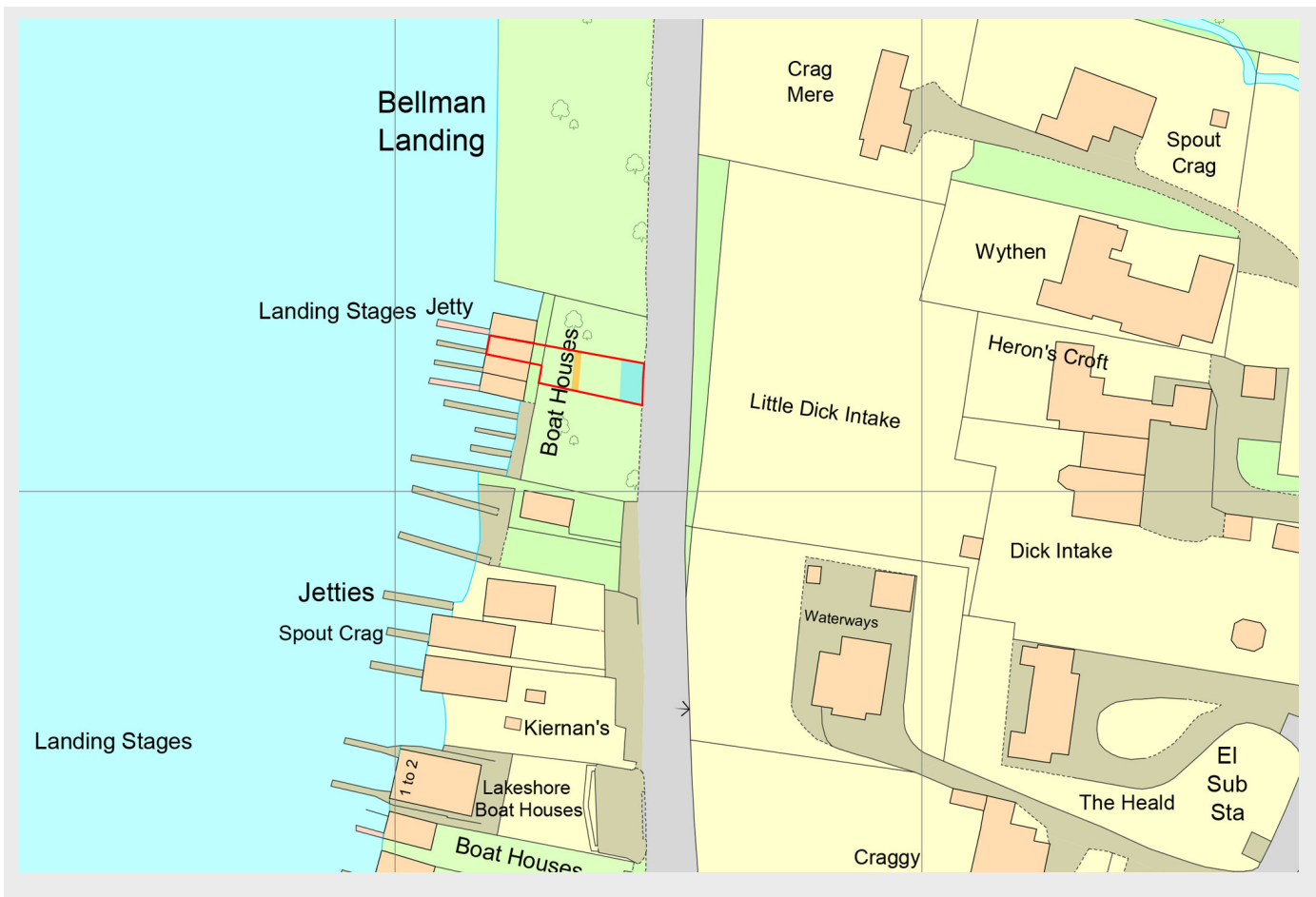
Bowness

£350,000

Boathouse 7 and Land,
Bellman Landing
Storrs Park
Bowness On Windermere
Cumbria
LA23 3LT

Property Ref: W5629

A rare opportunity to buy a freehold Boathouse with jetty, some land to the rear and shared use of parking area in Storrs Park with the potential for future development.



Description:

The boathouse forms part of a row originally of 8 similar properties probably built in the 1960's or 1970's. Sadly numbers 1-4 were damaged in 2015 by Storm Desmond and to date have been removed and not rebuilt.

The boathouse measures 25'11 x 11'7 internally and the land to the rear between the road and behind number 7 and also number 6 are as per the plan.

The parking area behind the boathouses is shared between the 8 boathouse owners and the wet dock to the north of boathouse 8.

There is also a 3m wide access area to the boathouses immediately to the rear of each boathouse and an access path down from the parking area.

Whilst future development may be difficult, freehold boathouses and any land is quite a rare commodity in this local area.

Location:

Located just south of Storrs Hall Hotel. From Bowness village proceed south on the A592 towards Newby Bridge passing the Storrs Hall Hotel on the right, continue for a few hundred metres and the boathouse is slightly below the road on the right with the shared parking with the other boathouses at the rear.

Encroachment Rent:

As the boathouse and jetty encroach on to the bed of Lake Windermere an annual charge is levied which for 2021 was £751.10.

Business Rates:

Rateable value of £1,175 with the amount payable for 2021/2022 of £606.60. Small business rates relief may apply.

Viewings:

Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn.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.