



Bowness On Windermere

Plot of Land, Beechwood Close, Bowness On Windermere, Cumbria, LA23 3AB

A relatively rare opportunity to acquire a freehold building plot with valid planning permission from 2013 to build a detached 3 storey 3 bedroomed house with integral garage and study.

The new dwelling will fit into an already established residential area. Occupancy conditions apply. Full details including plans can be viewed on request.

FOR SALE BY PUBLIC AUCTION 13TH FEBRUARY 2025, 12pm at The Halston Hotel, 20-34 Warwick Road, Carlisle CA1 1AB



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Garage

Guide Price £95,000

Quick Overview

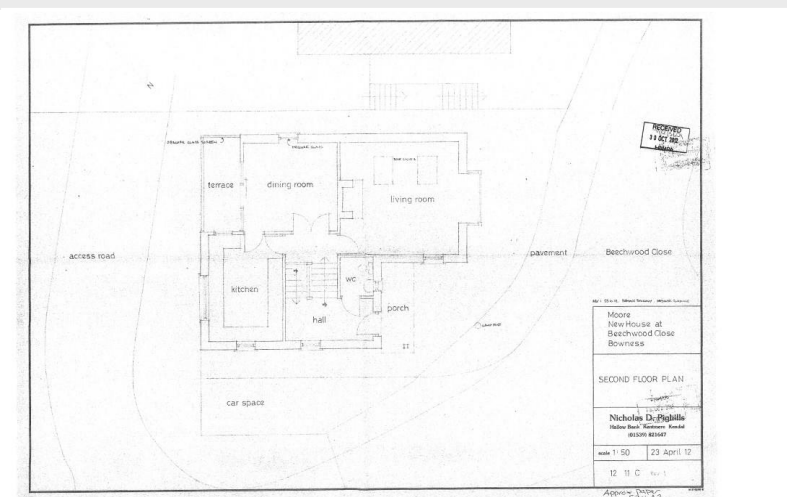
Planning consent for a new 3 bedroomed detached house

Integral garage

Quiet cul-de-sac location

Occupancy conditions apply

Property Reference: W6150



Description:

Planning permission was granted in January 2013 (ref: 7/2012/5601) for a new build 3 storey, 3 bedroomed detached house. Development was confirmed to be started in March 2015 by "Commencement of Excavations" by Building Control at South Lakeland District Council meaning the construction had started and the planning permission remains valid.

The accommodation has been designed to use the most of a sloping site and comprises an integral garage and utility on the basement floor, 3 bedrooms, 2 bathrooms on the lower ground floor, living room, dining room, kitchen, terrace and entrance hall on the upper ground floor and a study in the roof space.

Location:

An excellent position, Beechwood Close is a quiet and peaceful cul de sac with access to local walks, elevated above Bowness village enjoying fine views and most convenient for the amenities of Bowness village.

From Windermere proceed into Bowness on Lake Road bearing left on to Helm Road, immediately after the Lakeland Leather Shop. Continue up the hill past the Ro Hotel and Beechwood Close is on the right hand side after 100 yards bear left and the building plot is on the right hand side.

Services:

To be confirmed.

Tenure:

Freehold. Vacant possession upon completion.

Viewings:

Strictly by appointment with Hackney & Leigh Windermere Sales Office.

What3Words: [///duties.geology.pinks](http://duties.geology.pinks)

Anti-Money Laundering Regulations: 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).

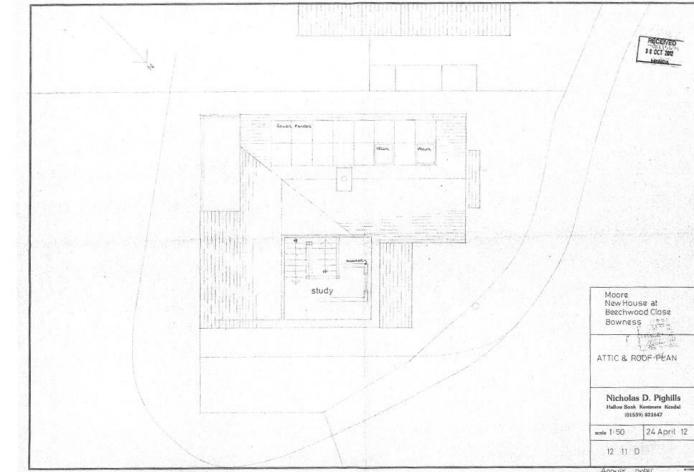
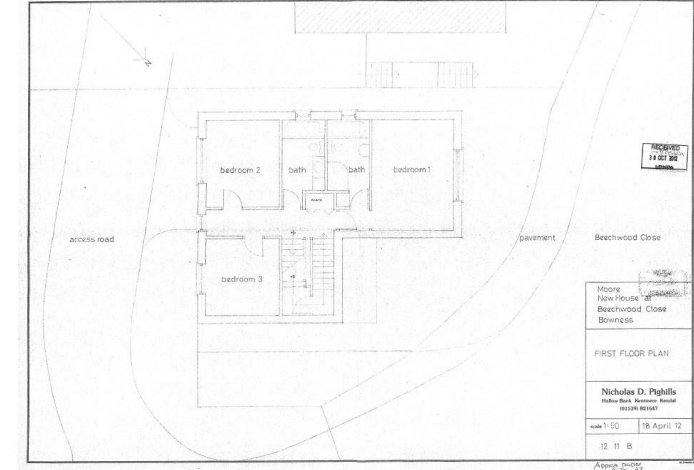
Occupancy clause: The dwellinghouse hereby permitted shall not be occupied otherwise than by a Person with a Local Connection as his or her Only or principal Home, or the widow or widower of such a person, and any dependents of such a person living with him or her.

The Occupant will supply to the Local Planning Authority (within 14 days of the Local Planning Authority's written request so to do) such information as the Authority may reasonably require in order to determine whether this condition is being observed.

In this condition the following definitions apply:
'Person with a Local Connection' means an individual who before taking up occupation of the dwelling satisfies one of the following conditions:
i. The person has been continuously resident in the Locality for three years immediately prior to occupation; or
ii. The person has been in continuous employment in the Locality for at least the last 6 months and for a minimum of 16 hours per week immediately prior to occupation; or
iii. The person is a former resident who wishes to return to the Locality having completed a post-secondary (tertiary) education course within 12 months prior to occupation and who immediately prior to attending the course lived in the locality defined for at least three years; or
iv. The person is currently in the Armed Forces, in prison, in hospital or similar accommodation whose location is beyond their control, and immediately before moving to this type of accommodation lived in the Locality for at least three years; or
v. The person needs to live in the Locality because they need substantial care from a relative who lives in the Locality, or because they need to provide substantial care to a relative who lives in the Locality. Substantial care means that identified as required by a medical doctor or relevant statutory support agency; or
vi. The person is a former resident who lived in the Locality for three years and then lived outside the Locality defined for social and/or economic reasons and is returning to live in the Locality defined within three years of the date of their departure.

'Locality' shall mean the administrative areas of the Parishes of Windermere, Lakes and Skelwith.

An 'Only or Principal Home' is a dwellinghouse which is occupied continuously for a minimum period of six months in every twelve month period. For the avoidance of doubt the dwelling shall not be occupied as a second home or for holiday letting accommodation.



Meet the Team

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Request a Viewing Online or Call 015394 44461