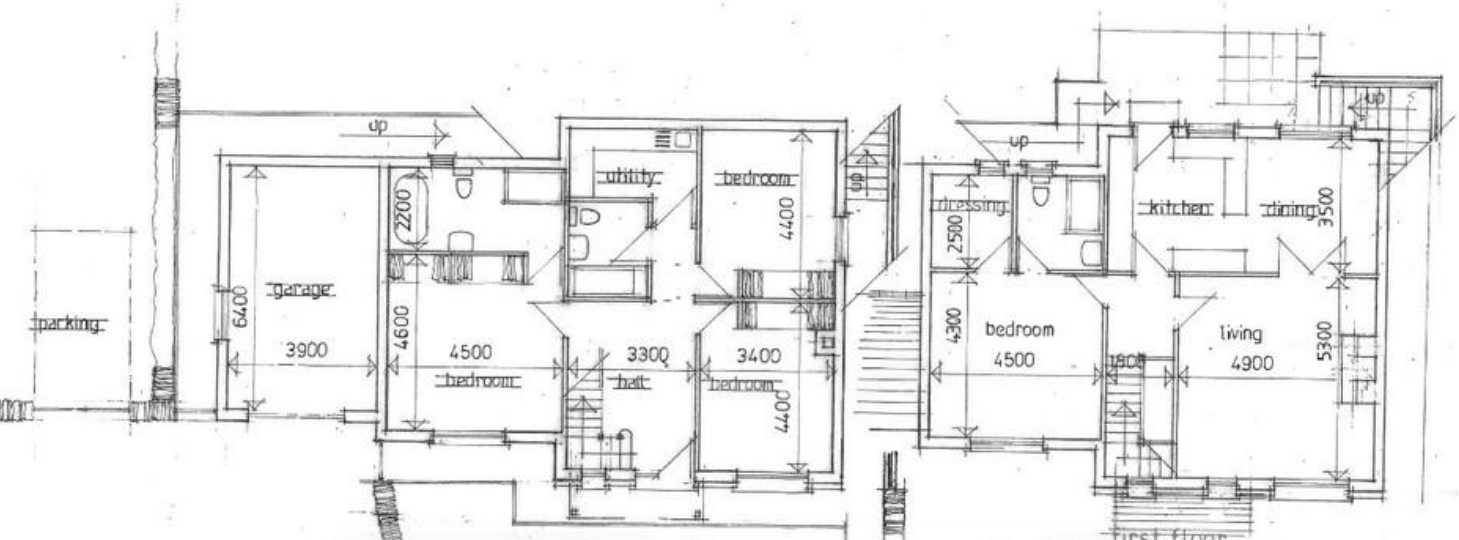


Jeffrey & Rigg

North Terrace, Windermere, Cumbria LA23 3AU.

HACKNEY
& LEIGH

windermere
scale 1:100



Windermere

Offers In Region Of £365,000

Shirley, Rose Cottage Lane, Windermere, Cumbria, LA23 1BE

Discover the potential of this unique investment on a generous plot of land that promises endless possibilities. Situated in the outskirts of Windermere Village but within walking distance of amenities, the plot offers ample space to design a dream residence. With valid planning permission to knock down and rebuild as a 2 story, 4 bedroomed house.

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 (incl. 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).



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Superfast
Fibre
Broadband



Off Road
Parking

Quick Overview

Valid planning permission for replacement dwelling (Ref: 7/2019/5108)

Quiet cul-de-sac

Off road parking

Great plot of land

Rear garden

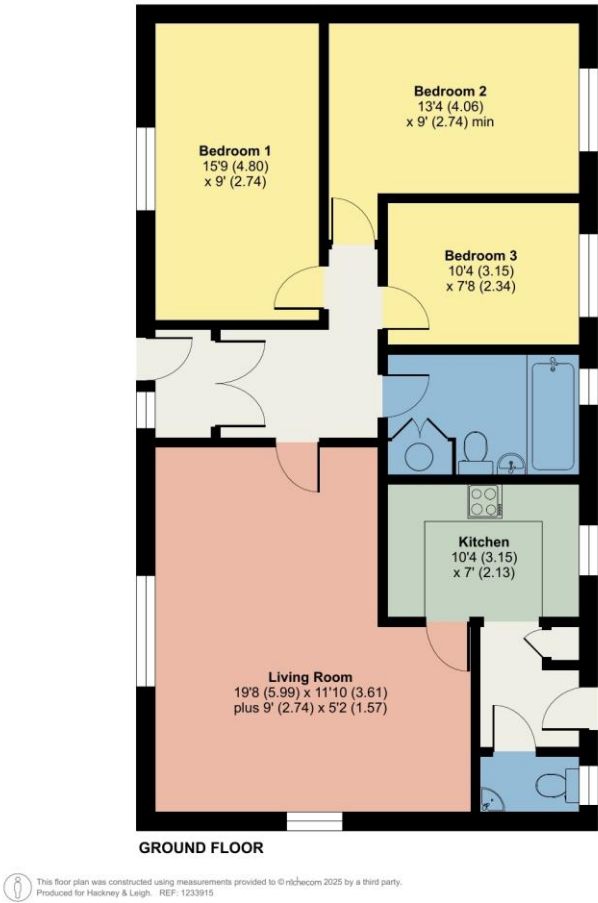
Close to amenities, transport and local schools

*Superfast fibre broadband available

Property Reference: W6183

Shirley, Rose Cottage Lane, Windermere, LA23

Approximate Area = 921 sq ft / 85.5 sq m
For identification only - Not to scale



Location: Situated in a most convenient, select area on the outskirts of Windermere village yet within walking distance of the village shops and amenities. From Windermere, proceed along the A591 towards Ambleside. Upon passing St Mary's church on the left, bear left into Spooner Vale and continue straight ahead into Rose Cottage Lane adjoining the Mountain Ash development. Shirley can be found towards the end of the lane on the right.

Property Overview: A current bungalow on a generous plot of land, situated close to the sought-after location of Windermere Village. Presenting a rare opportunity for those with a vision to knock down and rebuild, crafting a bespoke home tailored to personal tastes and modern standards. Planning permission for a proposed new dwelling was granted back in February 2019 and is still valid as the development had been started by taking away the garage within the 3 year time limit. Crucially as this permission is to replace an existing dwelling it allows for a "new build" house without any occupancy restrictions.

The great plot comes with a garden to the rear, driveway parking to the front and potential for another parking place to the side of the bungalow. The surrounding area is a quiet and convenient location, making it an ideal setting for families with local amenities, schools, and transport links easily accessible.

Seize this exceptional opportunity to build a future in a location that offers both potential and promise.

Current Accommodation: (with approximate measurements)

- Living Room: 19' 8" x 11' 10" plus 9' x 5' 2" (5.99m x 3.61m)
- Kitchen 10' 4" x 7' 0" (3.15m x 2.13m)
- Utility 6' 4" x 5' 2" (1.93m x 1.57m)
- Cloakroom
- Bedroom 1 15' 9" x 9' 1" (4.8m x 2.77m)
- Bedroom 2 13' 4" x 9' min (4.06m x 2.74m)
- Bedroom 3 10' 4" x 7' 5" (3.15m x 2.26m)
- Bathroom

Property Information:

Services: Mains water, drainage and electricity.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Westmorland and Furness Council - Band F.

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words: ///extensive.third.watchdogs

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>