



Bowness On Windermere

£350,000

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

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.



Quick Overview

Boathouse, Land and Parking

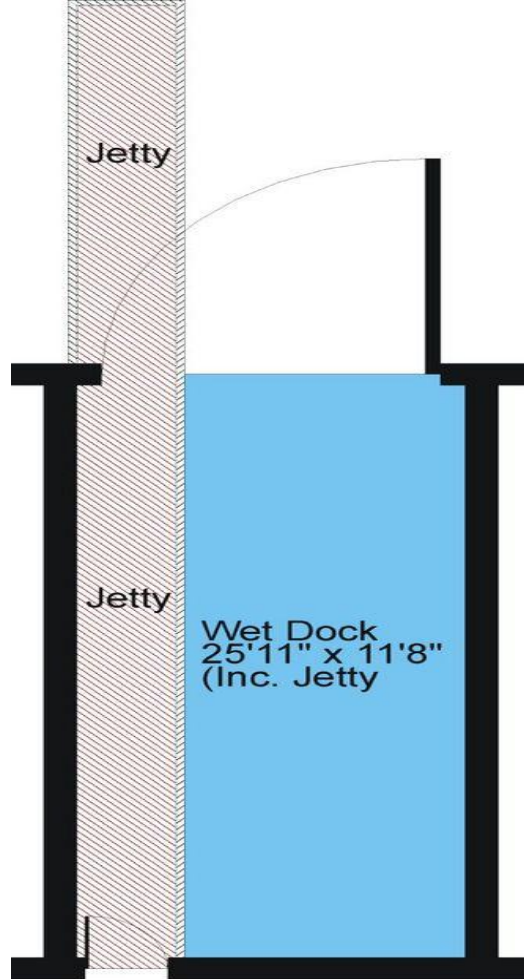
Great location

Potential for further development - planning

ref: 7/2024/5205

Freehold

Property Reference: W6233



Gross internal square footage = Approx 305 Sq Ft
 SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
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 Drawing No. W4233/JJ

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.

Property Overview: 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 8 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.

PLANNING PERMISSION:

Potential development of both this boathouse and indeed the others in the row have been underway for some time. Planning permission was granted on the 19th July 2024 (planning reference: 7/2024/5205) to demolish the current row and rebuild 6 units in total. Boathouse No.7 could be rebuilt in conjunction with the neighbouring properties to form a mid terrace unit in a row of 5 similar units. This would create a 2 storey property with good sized wet dock on the lake level and on the first floor a dayroom with balcony at the front entrance hall and shower room to the rear.

This would need to be constructed at the same time as the adjoining neighbouring properties and discussions are ongoing, but for now the boathouse and land give rare access to the lake at a relatively affordable level given the values of our lake frontage properties!

Property Information:

Encroachment Rent: As the boathouse and jetty encroach on to the bed of Lake Windermere an annual charge is levied which for 2024 was £812.00.

Business Rates: Rateable value of £1,600.00 with the amount payable for 2024/2025 of £784.00 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. *Broadband speeds provided by <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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