

7, 8 AND 9 THOMPSON FOLD

£225,000

Lupton, LA6 2PP

Views of Ingleborough, excellent access to the M6 and A65 and an attractive farmstead setting make this an attractive development opportunity.

Positioned at the far end of the already established development, a steel framed barn with **Prior Approval** to develop into three unrestricted contemporary residential dwellings.

Your opportunity to create stunning contemporary homes in an enviable rural location close to Kirkby Lonsdale.





Welcome to **7, 8 AND 9 THOMPSON FOLD**

£225,000

Lupton, LA6 2PP

Surrounded by open countryside, the attractive farmstead of Thompson Fold is situated within the village of **Lupton**. The village has a church, All Saints Church, clay pigeon shooting ground and The Plough offering good pub food, beams and open fires as well as luxury B&B accommodation.

Living here **Kirkby Lonsdale** (3 miles) will be your local town, lucky you, it's the jewel in the Lune Valley's crown, voted best place to live in the North West in the 2019 Sunday Times poll. The town offers independent shops, popular restaurants and pubs, a post office, library, banks and a branch of well-regarded regional supermarket Booths.

Slightly further afield you'll find the market town of **Kendal** (10 miles) and the city of **Lancaster** (17.1 miles).

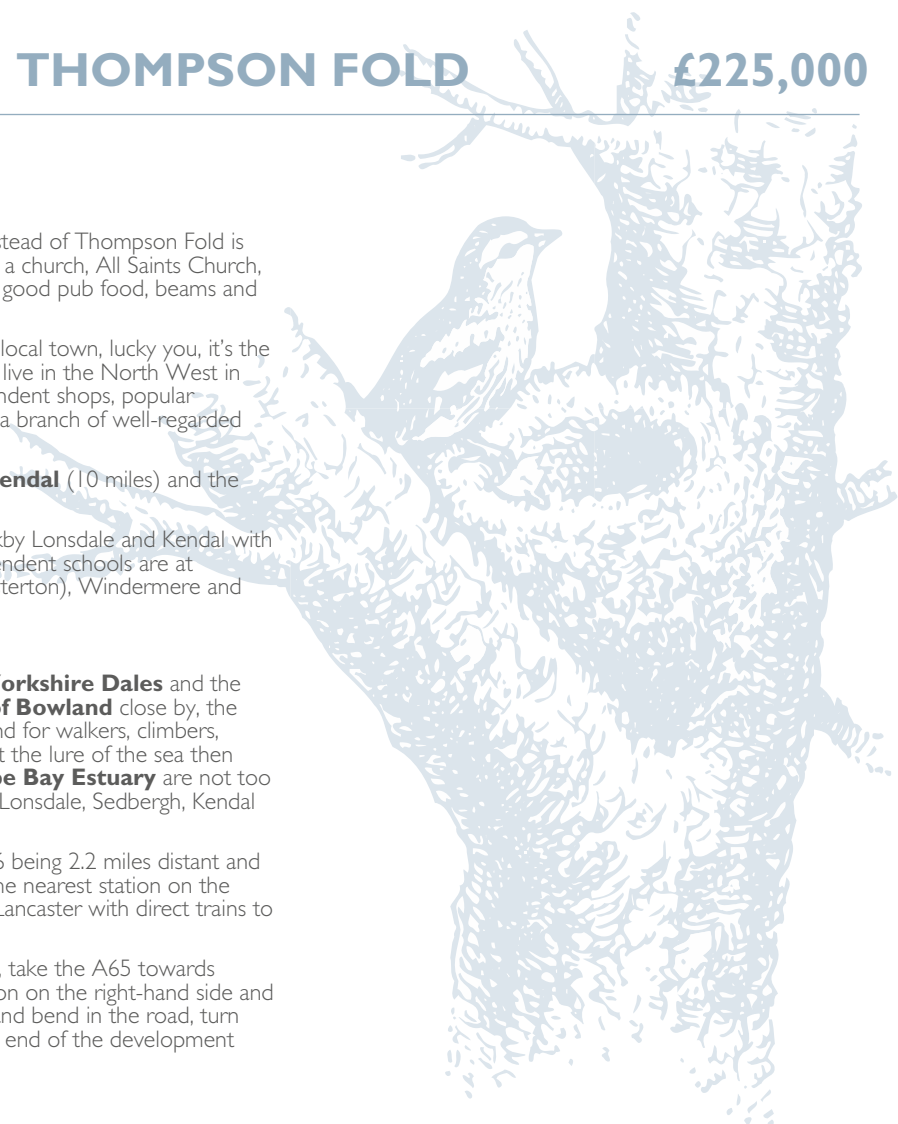
There are **primary** and **secondary schools** in Kirkby Lonsdale and Kendal with boys' and girls' grammar schools at Lancaster. Independent schools are at Sedbergh (with the preparatory school at nearby Casterton), Windermere and Giggleswick.

There's no better place...

Situated in the **Lune Valley**, nestled between the **Yorkshire Dales** and the **Lake District National Parks** with the **Forest of Bowland** close by, the area provides a stunningly scenic adventure playground for walkers, climbers, cavers, potholers, cyclists and sailors. If you can't resist the lure of the sea then **Arnside and Silverdale AONB** and **Morecambe Bay Estuary** are not too far away. There are golf courses at Casterton, Kirkby Lonsdale, Sedbergh, Kendal and Windermere.

It's a very accessible location with J36 of the M6 being 2.2 miles distant and the A65 providing easy access for travel east/west. The nearest station on the west coast main line is at Oxenholme (7.5 miles) or Lancaster with direct trains to London Euston. All mileages are approximate.

How to get there - from J36 of the M6 motorway, take the A65 towards Kirkby Lonsdale. After passing the Plough Inn at Lupton on the right-hand side and Foulstone Farm on the left go round the sharp left hand bend in the road, turn first right into the farmstead. The building is at the far end of the development



Yours to complete - the final phase of this attractive farmstead development

Purchased by the current owners in July 2007, Thompson Fold has been transformed from a redundant and near derelict farmstead to an attractive development of six properties including the impressive Listed farmhouse. **Phase 1** and **Phase 2** are now complete and form **Nos 1-6 Thompson Fold**.

Phase 3 is now available for sale comprising a steel framed barn with **Prior Approval** to develop into three unrestricted contemporary residential dwellings (SLDC Ref. CU/2018/0012, dated 11 October 2018 'Change of use of agricultural building to three dwellings'). At the far end of the site, away from the road and with greater privacy there are good views of Ingleborough.

A subsequent planning application has been submitted (SLDC Ref: CU/2020/0007, dated 01/12/20) to create a first floor. Further details are available from the agent or by visiting SLDC's planning portal.

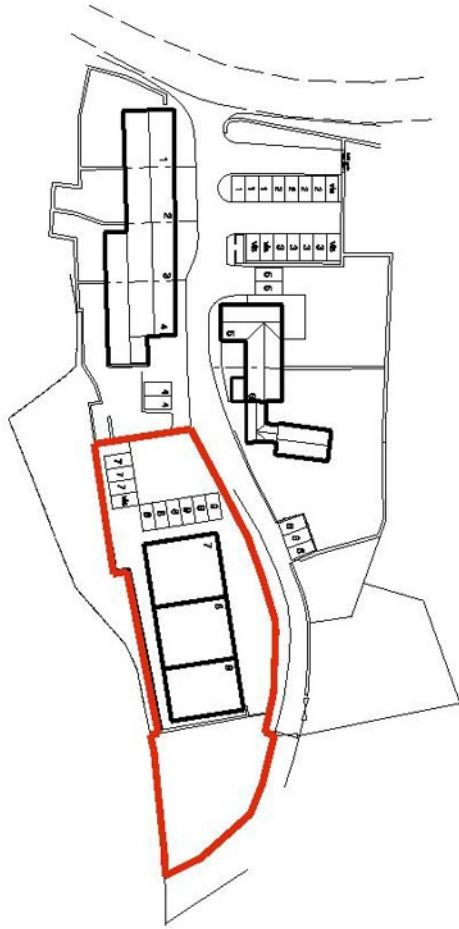
Services

- There is a single unit water supply to the building
- An electricity supply is available from a point adjacent to Unit 5
- The three dwellings will share a sewerage treatment plant, this will be the responsibility of the purchaser to install
- B4RN hyperfast broadband connection available to read all about "the world's fastest rural broadband" visit <https://b4rn.org.uk>

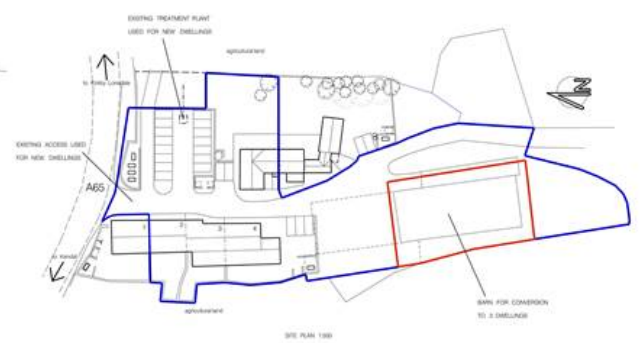
Access is shared between all nine properties and maintenance costs will be split for the communal parts.

A management company (Thompson Fold Management Company Ltd) will be set up on completion of the sale of No. 4. Further details are available from the agents.

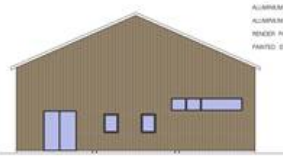
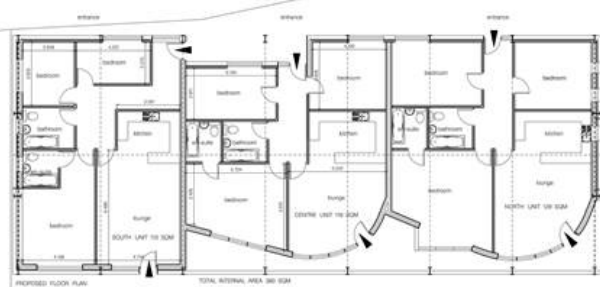
Local and Planning Authority - South Lakeland District Council, South Lakeland House, Lowther, Street, Kendal, Cumbria, LA9 7QU. www.southlakeland.gov.uk



Site plan



Proposed floor plan layout and elevations relating to Planning Ref. CU/2018/0012



- MATERIALS**
- INSULATED COMPOSITE METAL ROOF SHEETS
 - BRICK VENTILATED TRUSS ROOFING
 - ALUMINUM WINDOWS AND DOORS
 - ALUMINUM HANDRAILS
 - RENDER PANELS TO LOWER LEVELS
 - PAINTED STEEL COLUMNS

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project
CONVERSION OF PORTAL
AGRICULTURAL BARN
AT THOMPSON FOLD LUPTON

title
PROPOSED FLOOR PLANS AND
ELEVATIONS, SITE PLAN

DATE 10-18 DRAW 04-21 DRAW 1-18 1-18 1-18 1-18
JOB 238 07-18 07-18 07-18 07-18

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estate agents



Proposed floor plan layout and elevation relating to Ref: CU/2020/0007



Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.