

## DEVELOPMENT PLOT

£275,000

Whittington, LA6 2NY

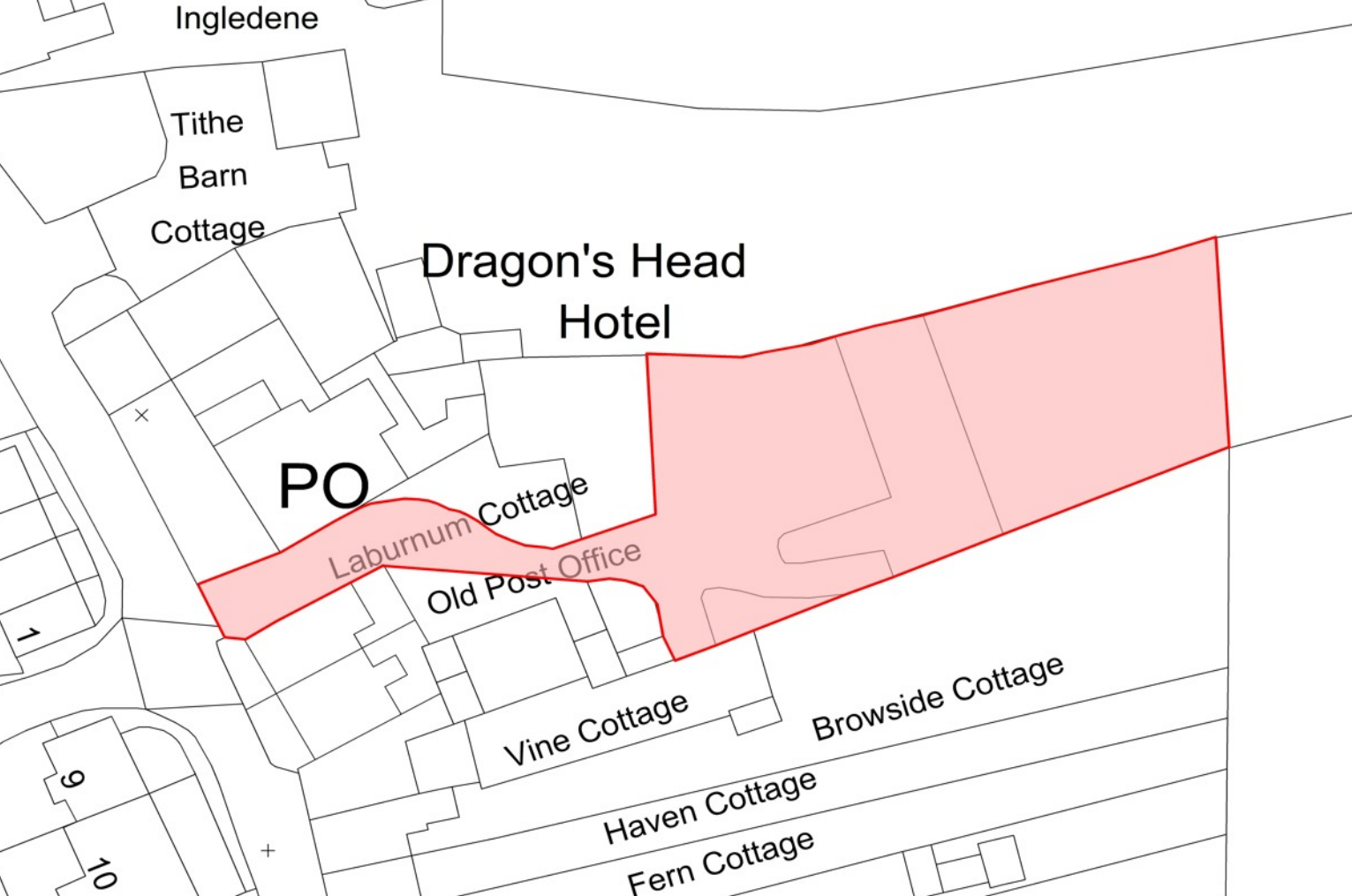
**Situated within the heart of the attractive Lune Valley village, an exciting opportunity to construct three new terraced houses.**

The proposed accommodation, for a row of three terrace houses, would provide for the following: Lower ground floor - open plan living/dining/kitchen; upper ground floor - cloakroom and two double bedrooms, one being en suite; first floor - principal en suite bedroom, fourth double bedroom and house bathroom. Outside - gardens and off road parking. Additional Lots available.

**Close to the sought-after village of Kirkby Lonsdale and highly accessible for road and rail links.**



For identification purposes only  
Boundary not definitive  
Photo taken 1 April 2022



## Welcome to **DEVELOPMENT PLOT**

**£275,000**

### Whittington, LA6 2NY

An exciting opportunity to construct three new terraced houses all offering four bedrooms; close to the popular market town of Kirkby Lonsdale, this will be of interest to a range of developers seeking a unique project.

**Planning Ref:** 23/00093/VCN, Lancaster City Council

**Planning Description:** 'Erection of 3 dwellings with associated landscaping and parking'.

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**Services** - mains electricity, gas and water available in the vicinity. Prospective purchasers to make their own enquiries.

**Please note:**

- Dragons Head and The Barn will benefit from a right of way across the drive to the development plot. In addition, Vine Cottage, Laburnum Cottage and The Old Post Office have a right of way across the drive.
- All measurements and plans are provided **for information only**
- Additional Lots and land are available - please ask the agents
- Tree Preservation Orders (TPO) are in place.
- **Viewings are strictly by appointment** only with the selling agents.

**Whittington**, a Conservation Area, is a popular village with families, couples (both retired and professionals) and people looking for both first and second homes.

The Cumbrian market town of **Kirkby Lonsdale** (2.6 miles) is the jewel in the Lune Valley's crown - voted within the Top 10 places to live in the northwest by The Sunday Times for three years in a row (2019-2021), this ever popular market town provides a good range of local facilities - schools, shops, banks, churches, Post Office, Booths supermarket and a selection of restaurants, pubs and tea shops.

Both the historic market town of **Kendal** (15.1 miles) and the Georgian city of **Lancaster** (13.2 miles) offer a comprehensive selection of facilities including Lancaster University, the University of Cumbria, Lancaster & Morecambe College and the Royal Lancaster Infirmary.

The Lune Valley is midway between the Lake District and Yorkshire Dales National Parks. Kendal, the gateway to the Lakes (15.4 miles), Oxenholme railway station, direct train to London Euston (12.4 miles), M6 34 (8 miles) and M6 135 (8.7 miles). Airports are at Leeds Bradford (51.1), Manchester airport (75.9 miles) and Liverpool (80.9 miles). All mileages are approximate.

**To find the property** - on entering the village of Whittington from Kirkby Lonsdale on the B6254, turn left after the Dragons Head and the barn is second on the left.

///what3words reference: [kingdom.united.huddling](https://www.what3words.com/kingdom.united.huddling)

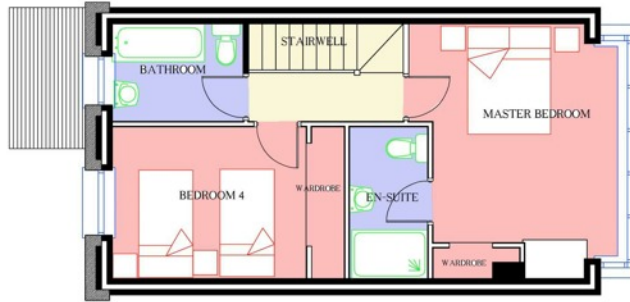
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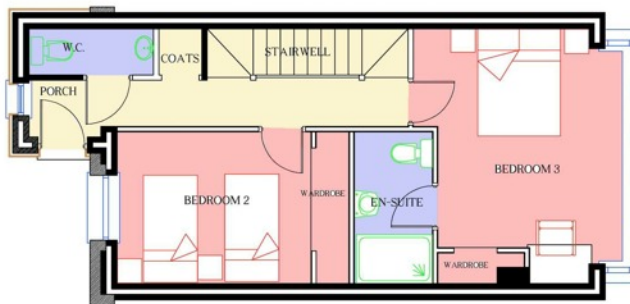
davis &  
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estate agents

First floor

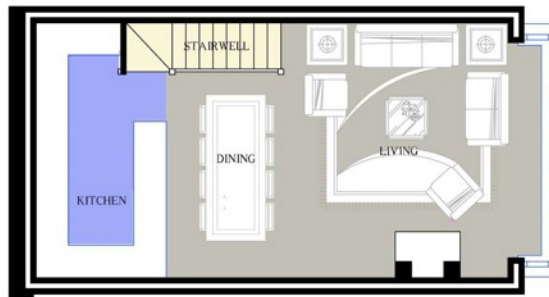


Upper ground floor



Proposed plans - gross internal measurement 126 sq m (1356 sq ft) for each property

Lower ground floor



Artists' impressions

### 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.