

## BUILDING PLOT ON TRAM LANE

£350,000

Kirkby Lonsdale, LA6 2BQ

**Rarely do such opportunities become available in the centre of Kirkby Lonsdale.**

- 0.2 acres (0.08 hectares) site
- Planning permission for a substantial five bedroom detached house of 2,671.50 sqft (248.20 sqm)
- No occupation restrictions
- Central Kirkby Lonsdale location with ample off road parking

**If you are looking to build your own dream family home in a prime town location, this is one not to miss!**







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***In this prime location, a rare and exciting opportunity to create a spacious detached two storey family home in central Kirkby Lonsdale.***

**Planning** - the approved plans and elevation designs are shown within the brochure, but for more information please visit the planning department pages on Westmorland and Furness District Council website using reference: **SL/2021/0065**. The consent is dated 25 January 2021 for a new dwelling with access from Tram Lane and a garage. The planning consent has been triggered and now in perpetuity. Please note that the planning consent includes works for another two dwellings that do not form part of this sale.

### **Plans show for...**

**Ground floor** - entrance porch, reception hall, cloakroom, study, sitting room, open plan living/dining kitchen, rear hallway, utility room and integral garage. **First floor** - landing, principal bedroom with dressing area and en suite bathroom, three further doubles, one with en suite bathroom and house bathroom. In addition there is a guest bedroom/games room with separate bathroom over the garage.

**Outside space** - set in a generous plot of c. 0.2 acres (0.08 hectares) there is ample private parking provision and space to the rear for landscaping. It will be the responsibility of the new owner to erect new boundaries to the south and western boundaries.

**Services** - mains electricity, water, gas and drainage are in the vicinity; interested parties should satisfy themselves with regards to connection and associated costs. Connection at the cost of the purchaser.

**On your doorstep** - Kirkby Lonsdale is on the very edge of the Yorkshire Dales National Park and within easy reach of the Lake District National Park and Forest of Bowland AONB. Kirkby Lonsdale is a great market town full of independent shops and excellent places to eat and drink. It's just a couple of minutes walk to town, with a wide range of facilities - Queen Elizabeth Secondary School, primary school, bank, post office, doctors' and dentists' surgeries, churches, a Booths supermarket, Boots Chemist and a great range of restaurants and pubs (The Royal Barn is within striking distance!). The historic market town of **Kendal** (13.6 miles) and the Georgian city of **Lancaster** (17.6 miles via the A683) provide a comprehensive range of commercial and recreational facilities. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary.

**Accessibility** to the motorway network is excellent at J34, J35 or J36 depending on your direction of travel as well as onto the A65 for travelling east. There are stations on the West Coast main line at Lancaster and Oxenholme (10.6) with direct trains to London Euston, Glasgow and Edinburgh and a choice of airports: Leeds Bradford (51.6 miles) Manchester (77.9 miles) and Liverpool (83.5 miles).

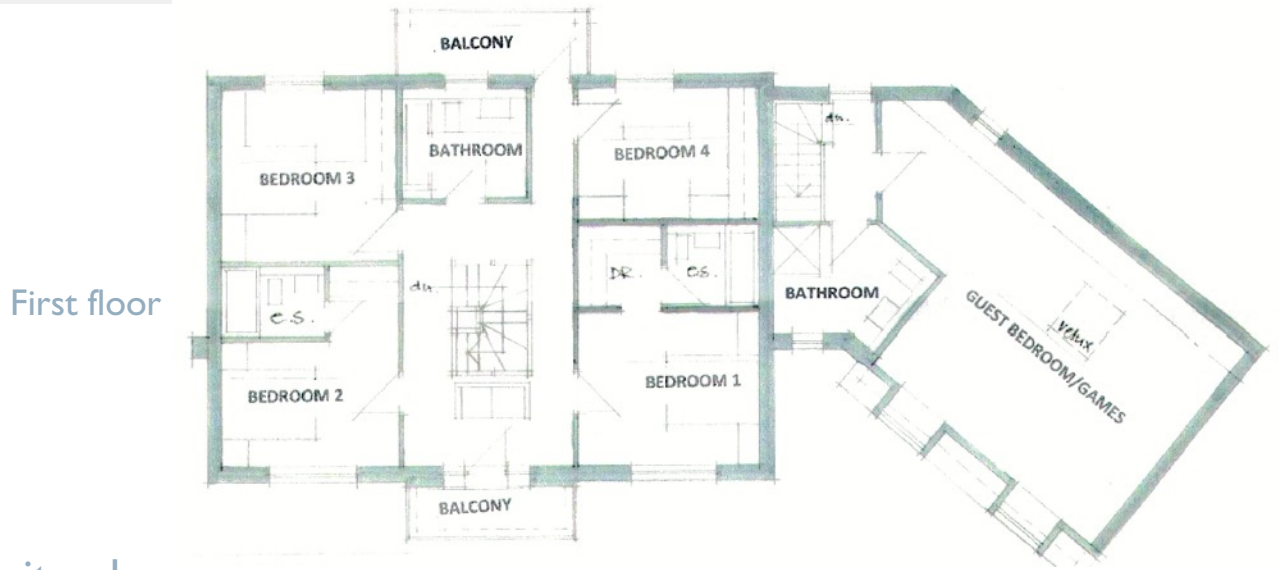
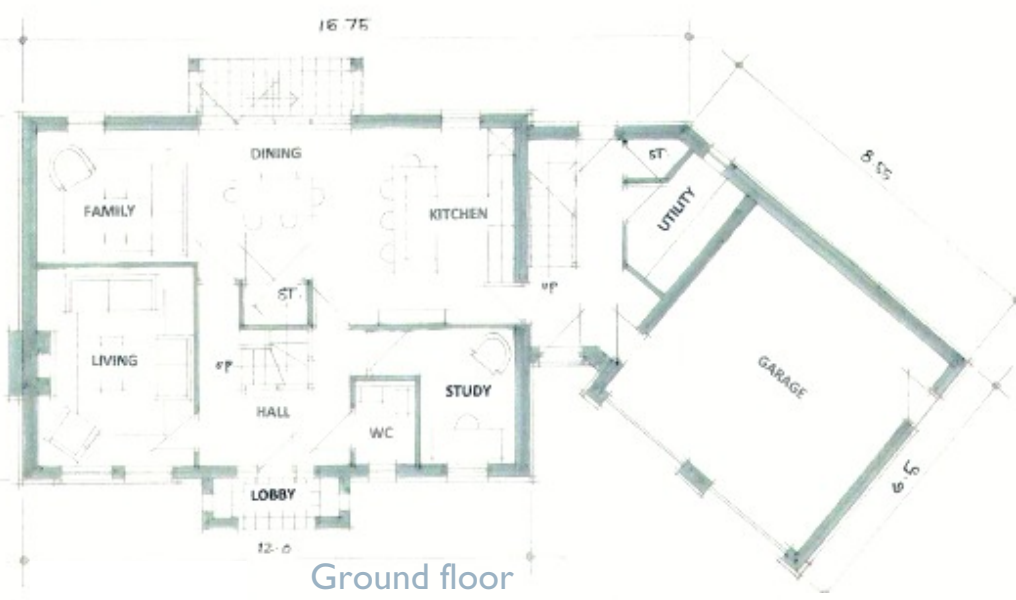
**Viewings** are strictly by appointment with the selling agents. All parties must be vigilant when inspecting the site.

**To find the property** - from the M6, exit at J36 and head towards Kirkby Lonsdale on the A65. At the Kirkby Lonsdale roundabout take the first exit as if going towards the Booths supermarket, take the right down Tram lane and continue until just before the left hand bend, you will see the plot to the right, enter it through the gate signposted - Sunnydale.

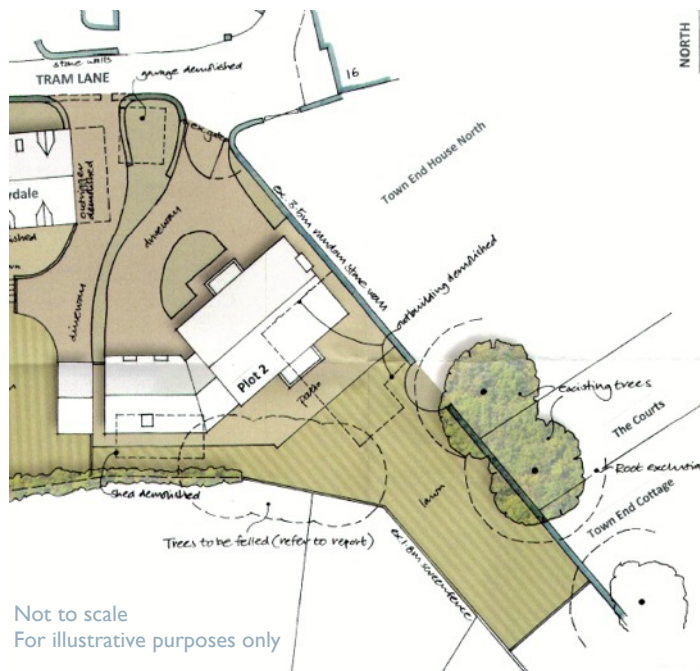
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# Proposed floor plans



# Proposed site plans





Front elevation

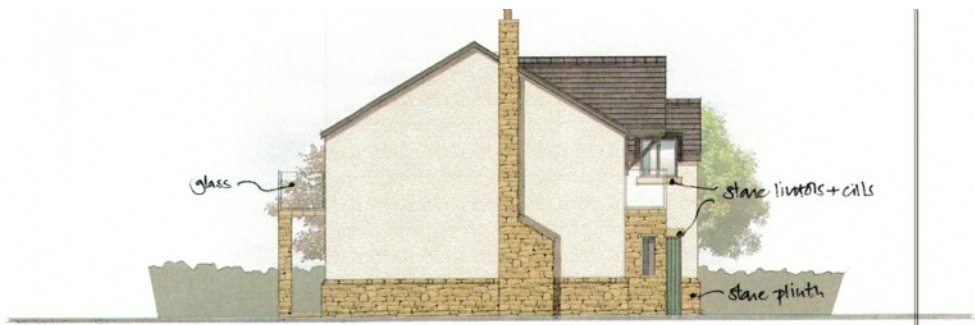


Side elevation



Rear elevation

Proposed elevations



Side elevation

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