

## BUILDING PLOT

£225,000

Kirkby Lonsdale, LA6 2BQ

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

- 0.17 acres (0.07 hectares) site
- Planning permission for a two bedroom detached bungalow of 1079.5 sq ft (100.3 sq m)
- Detached single garage and private parking
- No occupation restrictions
- Central Kirkby Lonsdale location

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





## BUILDING PLOT

£225,000

Kirkby Lonsdale, LA6 2BQ

***A rare and exciting opportunity to create a spacious two bedroom bungalow offering single storey living within walking distance of Kirkby Lonsdale's facilities.***

**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 Council website using reference: **SL/2022/0259**. The consent is dated 23 May 2022 for 'Erection of a single dwelling and creation of new vehicular access from A65 Bentinck Drive with associated works'.

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

**Ground floor** - entrance porch, reception hall, sitting room, open plan living/dining kitchen, utility room, two bedrooms and house bathroom with a gross internal measurement of c. 1079.5 sq ft (100.3 sq m). There is a mezzanine which measures c. 123.8 sq ft (11.5 sq m).

**Outside space** - set in a plot of c. 0.17 acres (0.07 hectares) plans also show for a single garage, private parking provision and space to the rear for landscaping. It will be the responsibility of the new owner to erect new 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.

**Please note:** planning consent has also been granted by Westmorland and Furness Council, reference: SL/2021/0065, dated 25 January 2021 for 'Refurbishment and creation of a first floor to the existing bungalow including the demolition of 2 extensions and a concrete garage & erection of 2 new dwellings with access from Tram Lane and a single garage.' Please note that the planning consent refers to works on another two dwellings that do not form part of this sale.

A **Community Infrastructure Levy (CIL)** is not applicable.

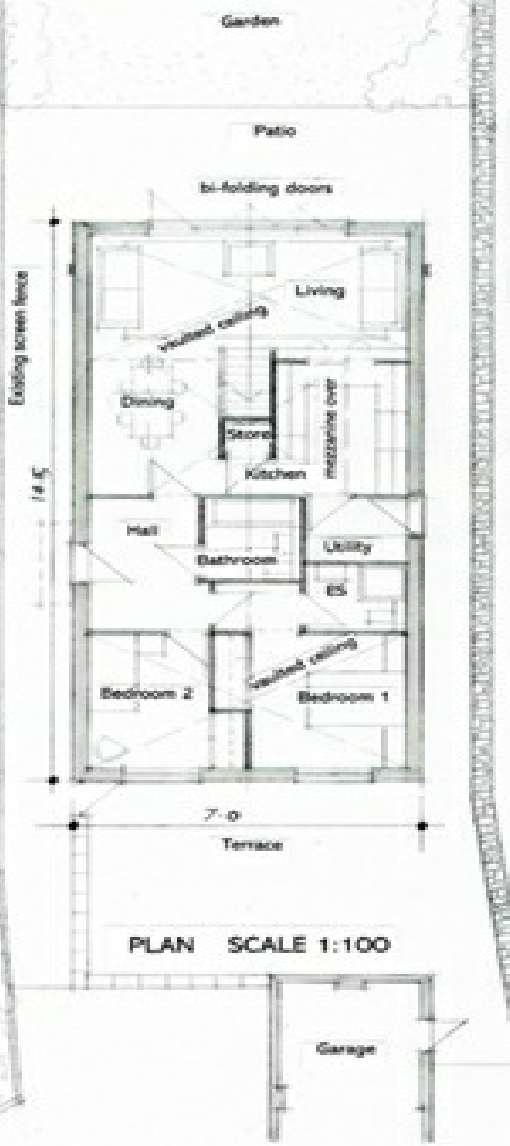
**On your doorstep** - Kirkby Lonsdale is on the very edge of the Yorkshire Dales National Park and within easy reach of the Lake District National Park and Forest of Bowland AONB. Kirkby Lonsdale is a great market town full of independent shops and excellent places to eat and drink. It's just a couple 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; there's also easy access 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).

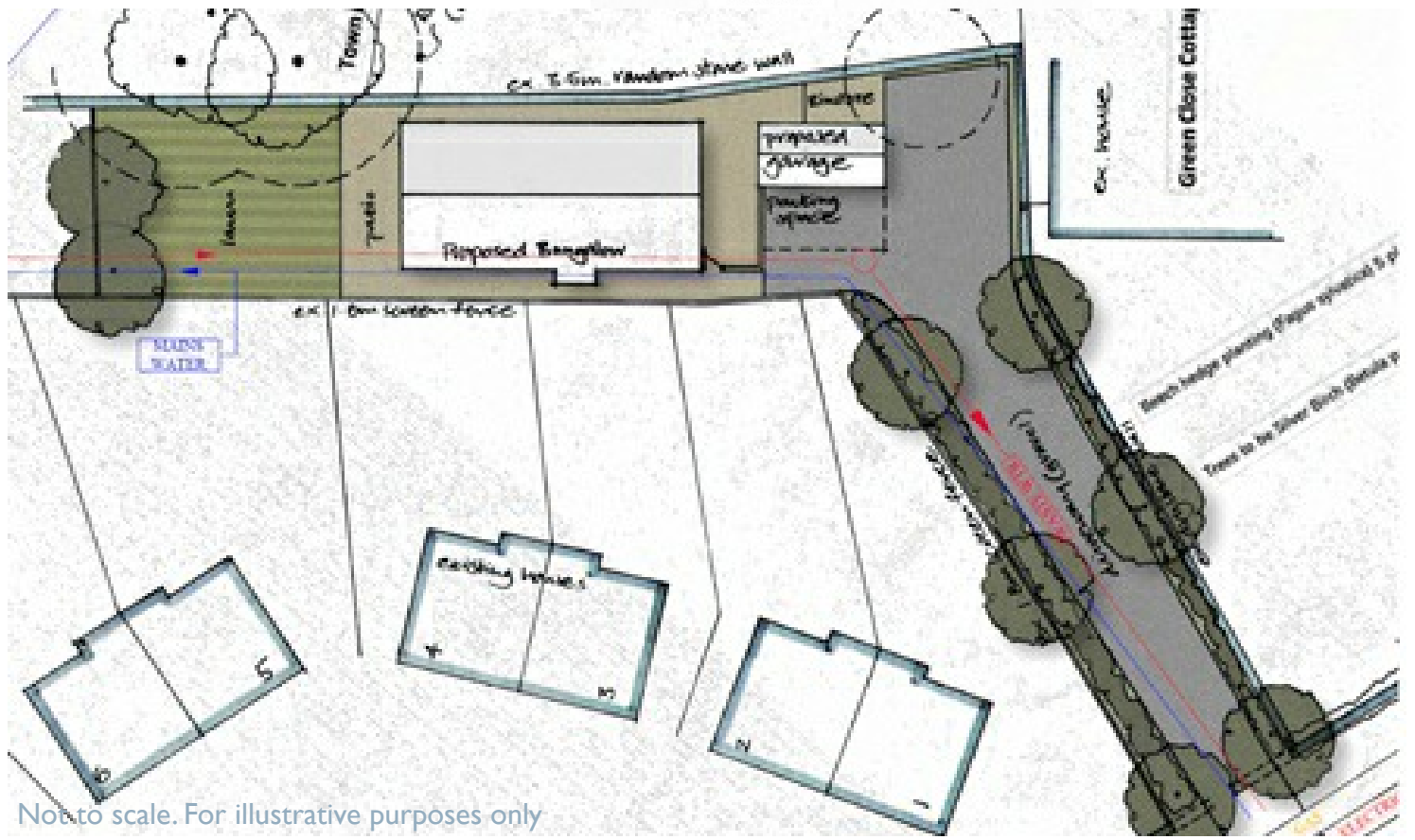
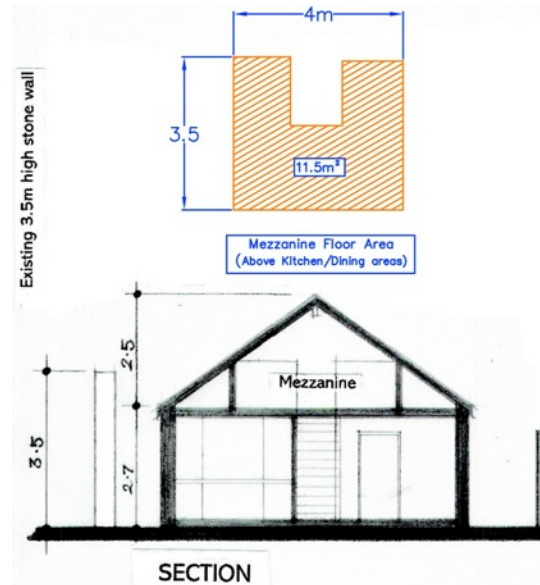
**Viewings** are strictly by appointment with the selling agents. All parties must be vigilant when inspecting the site.

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

*///What3words reference: help.fleet.magazines will take you to the entrance off Tram Lane as access of the A65 is yet to be constructed.*



## Proposed floor plans & section



## Proposed site plans



**FRONT ELEVATION**



**SIDE ELEVATION**

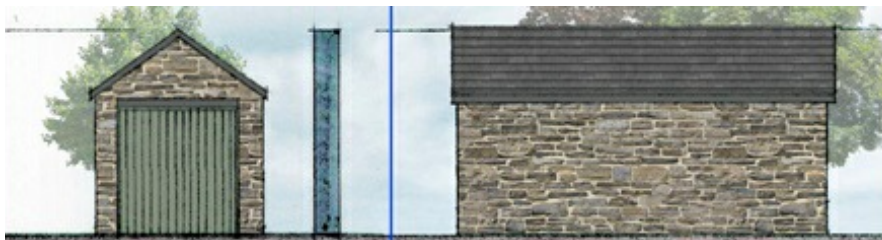
**Proposed elevations**



**REAR ELEVATION**

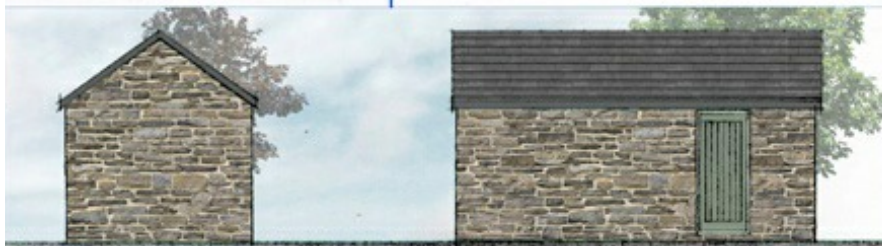


**SIDE ELEVATION**



**Front elevation**

**Side elevation**



**Proposed garage elevations**

**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.