



**PRICE £975,000**

**LAND AT CARTMEL ROAD, CARTMEL  
ROAD, GRANGE-OVER-SANDS,  
CUMBRIA, LA11 7EG**

An exciting opportunity to purchase an impressive area of land, allocated for residential development for approximately 20 houses. The land sits in a desirable and elevated location off Allithwaite Road, allowing picturesque views over Morecambe Bay.



**POOLE  
TOWNSEND**

## DIRECTIONS

From our offices in Main Street, proceed to the mini roundabout and take the first exit. Continue along The Esplanade and proceed past the playing fields on your left-hand side. Take the second right-hand turn into Cartmel Road and proceed up the hill, where you will find the land situated on the right-hand side, just before Low Fell Gate Caravan Park.

## LOCATION

Cartmel Road is a highly desirable area to the outskirts of the town centre. Situated in an elevated location, the land has panoramic views over Morecambe Bay towards Far Arnside and Silverdale in the distance. The town centre is a short walk away along The Promenade, where there are a number of boutique-style shops, convenience stores, cafes, a library and a renowned butchers.

## DESCRIPTION

Land at Cartmel Road is a substantial area of land, allocated within the 2013 South Lakeland Land Allocation Development Plan for approximately 20 residential dwellings.

For further information, please contact our Grange over Sands office on 015395 33316.

## TENURE

Freehold.

Viewing by appointment.

Your viewing appointment is on \_\_\_\_\_

### Additional information

Council Tax Band: N/A  
Local Authority: South Lakeland District Council  
Services: None

EPC Rating = N/A

### Your mortgage arrangements

Poole Townsend Solicitors Ltd are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Poole Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No. 647087.

### Visit us at

[www.pooletownsend.co.uk](http://www.pooletownsend.co.uk)  
[enquiries@pooletownsend.co.uk](mailto:enquiries@pooletownsend.co.uk)

### We are open

Monday – Friday 9.00 – 5.00  
Saturday 9.00 – 1.00

### Our team are available weekdays

Monday – Friday 8am til 6pm

Barrow 01229 811811  
Ulverston 01229 588111  
Grange 015395 33316  
Kendal 01539 734455  
Milnthorpe 015395 62044

All photographs on this brochure have been taken with a combination of a wide angle lens – 10-20mm aperture and standard lens – 18-55mm.  
Internet connection and speeds are available at <http://www.rightmove.co.uk/broadband-speed-in-my-area.html>