

Cartmel

£220,000

Plot 31, Cartmel Lodge Park, Cartmel, Grange-over-Sands, Cumbria, LA11 6PN

A superb opportunity to purchase an individual plot on this quiet, sought after, perfectly situated lodge park in the renowned village of Cartmel. Plot 31 enjoys a lovely position fairly central within the park. This generous pitch provides ample space for a lodge of approximately 40' x 16' plus parking and garden area.

The bonus of this pitch is that you can simply choose your own lodge - one that suits your individual needs and budget. Cartmel Lodge Park recommended Forest Lodges and have many across the park from this manufacturer.

Superfast Broadband

Parking for 2 cars

Quick Overview

Sought after picturesque Village
Peaceful lodge park just off the centre of Cartmel
Space for lodge of approx 40' x 16'
Parking and Garden Area
Services available
Superfast Broadband

Property Reference: G3087

Location: Cartmel Lodge Park is a quiet and well kept park just a stones throw from the centre of the famous and picturesque village of Cartmel and for the walkers a short walk to Hampsfell and some beautiful woodland walks. Cartmel is highly sought after having gained much popularity over recent years and boasts many delights including the stunning 12th Century Priory and gatehouse, the steeplechase race meetings - Cartmel Races, award winning eateries including L'Enclume, Public Houses and of course sticky toffee pudding!

Within an easy commute to the delights and attractions of the inner Lake District - the foot of Lake Windermere a mere 20 minutes by car and a similar distance from Junction 36 of the M6 motorway, the park is conveniently located.

Upon reaching Cartmel Village keeping the secondary school on the left, take the first right and Cartmel Lodge Park is approx 150 yards on the left. Passing through the barrier, bear left, over the bridge and Plot 31 is the first plot, immediately on the right.

https://what3words.com/suddenly.plod.attend

Energy Performance Certificate: Please note: This property is exempt from needing an EPC

Services: Mains water, drainage and electricity. LPG gas.

Tenure: Leasehold. Subject to a 125 year lease starting as per completion date. A copy of the lease is available for inspection at the Grange Office. Vacant possession upon completion
Service Charges: Site fees as of March 2025-26 are £2,510.01 plus Vat and increase every year by RPI. Calor Gas, electric and water are metered and charged separately. There is no Ground Rent payable.

Note: This Lodge has a 52 week Holiday License - it can only be used as a Second Home, not a Holiday Let.

Material Information: Please note a 10% + VAT surcharge is payable to park upon resale of the lodge.

Lodge Manufacturer: The supplier used by Cartmel Lodge Park is www.forest-lodges.com where you can find a variety of different lodges to choose from. By choosing Forest Lodges to build your lodge/lodges you will end up with a completely unique lodge tailored to your own personal specification.

Viewing Arrangements: Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds provided by https://checker.ofcom.org.uk/en-gb/broadband-coverage