

BUILDING PLOT

£225,000

Kirkby Lonsdale, LA6 2BQ

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

- Planning permission for a two bedroom detached bungalow
- 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!





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£225,000

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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'. Discharge of conditions 3 (Surface Water Drainage Scheme) 4 (Construction Method Statement) and 5 (Surface Water Details) are attached to the planning permission (**reference: 2025/0157/DISC**)

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 external measurement of c. 1092.53 sq ft (101.50 sq m).

Outside space - a good sized plot with space 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.

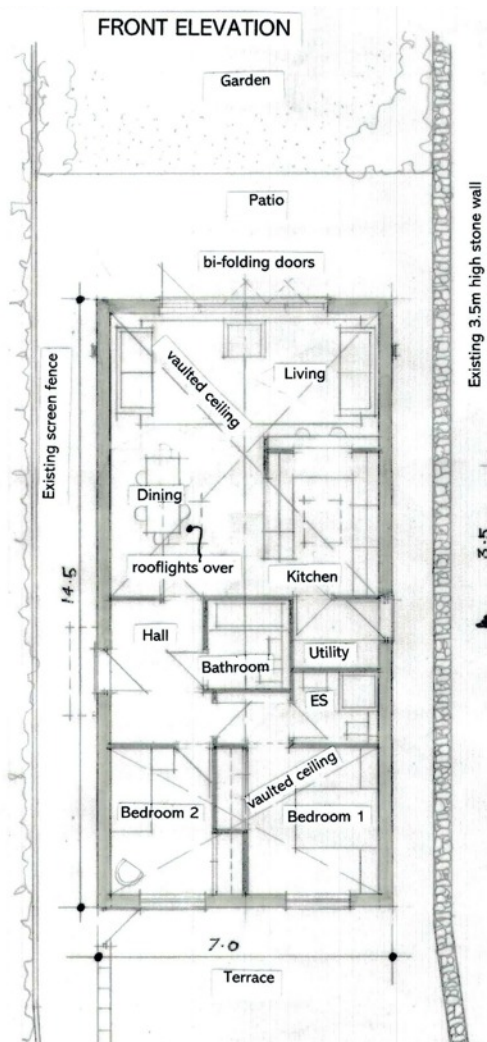
On your doorstep - Kirkby Lonsdale is on the very edge of the Yorkshire Dales National Park and within easy reach of the Lake District National Park and Forest of Bowland AONB. Kirkby Lonsdale is a great market town full of independent shops and excellent places to eat and drink. It's just a couple of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

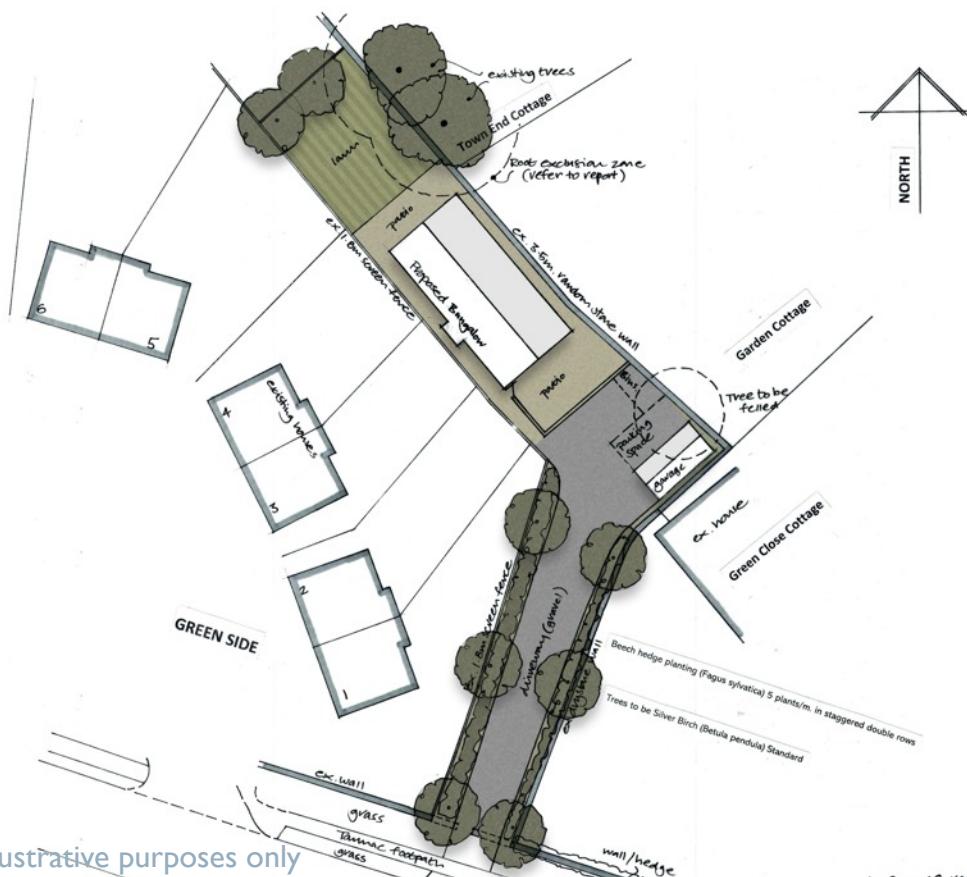
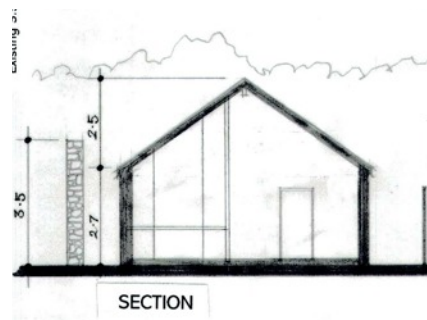
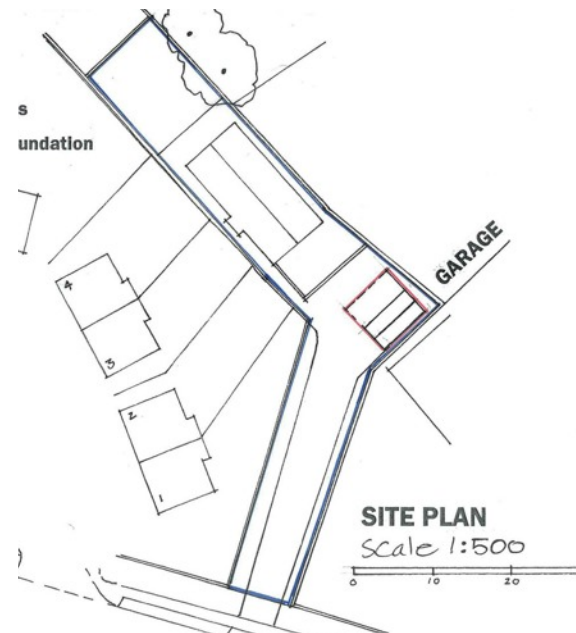
Viewings are strictly by appointment with the selling agents. All parties must be vigilant when inspecting the site.

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



Not to scale. For illustrative purposes only

Proposed site plans

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FRONT ELEVATION



SIDE ELEVATION

Proposed elevations



REAR ELEVATION



ELEVATIONS 1:100



Proposed garage elevations

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