







Lindale

£35,000

Woodland, Lyndene Drive, Lindale, Grange-over-Sands, Cumbria, LA11 6QP

A rare opportunity to own a piece of the Lake District National Park's enchanting landscape within the charming village of Lindale, this expansive 2.1 acre plot has a variety of mixed woodland and within the grounds there is a small steel Shed and Parking for 2 cars.

A variety of wildlife also roam these woods including deer, badgers and foxes.

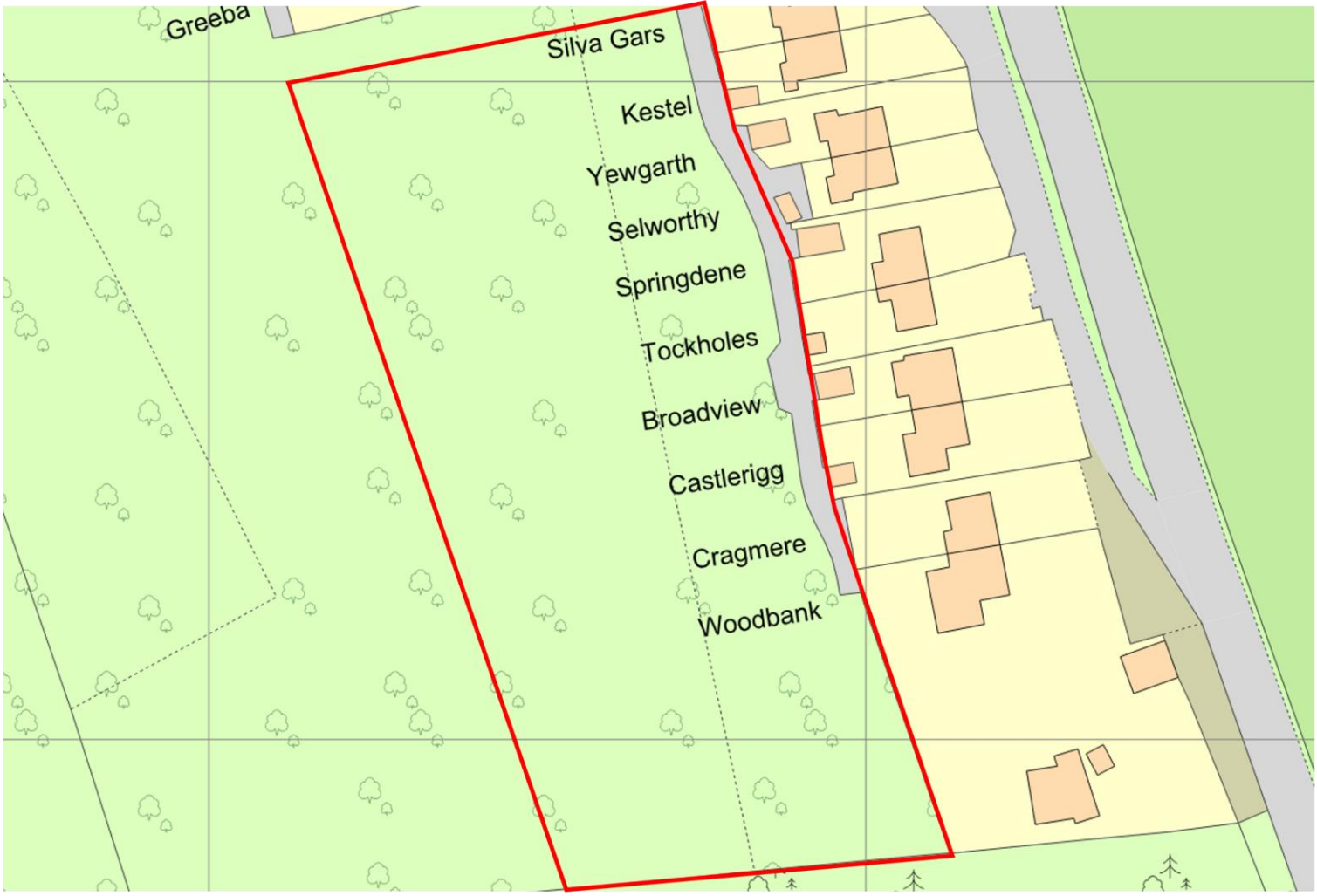
There are no footpaths within the woodland, but there is a wayleave for ENWL to maintain an electric pole. A payment of approx £30 per year is paid to the Owners.

Parking for 2 cars

Quick Overview

2.1 acre Plot
Mixed Woodland
Steel Shed
Parking for 2 cars
Within the LDNP

Property Reference: G3089



Location: Lyndene Drive is a popular residential location which combines the convenience of a short drive to the village of Lindale, into Grange or to the A590. Lindale is a small and friendly Lake District village with the larger town of Grange over Sands being approx 1.5 miles away.

To reach the property from Grange take the B5277 (past the railway station) towards Lindale. Go past the golf course on the right and Lyndene Drive is the next turn of the left hand side.

https://what3words.com/icebergs.attend.unheated

Viewings: You are welcome to visit this woodland by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop. Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our Grange Office

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

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