



Backbarrow

£450,000

Former Haverthwaite Surgery, Backbarrow, Ulverston, LA12 8QF

Calling all investors and developers, we have something super exciting for you!

Former Haverthwaite Surgery, with 12 rooms that were used as a Doctors Practice, have kitchen and bathroom facilities on both ground and top floor. A large front entrance and hallway as well as a large car park.

This property has planning permission to change it into 3 attached houses. Local Occupancy conditions apply.

Quick Overview

House 1 - 2 bedrooms, 1 bathroom, 2 WC

House 2 - 3 bedrooms, 1 bathroom, 2 WC

House 3 - 3 bedrooms, 1 bathroom, 1 ensuite shower room, 2 WC

Garden to the back and sides of the property
Has Planning Permission to develop 3 attached houses

Currently 12 rooms

Kitchen, shower, WC facilities

Off road parking

Ultrafast fibre to the premises



Ultrafast
Fibre
available



Off Road Parking

Property Reference: W6334

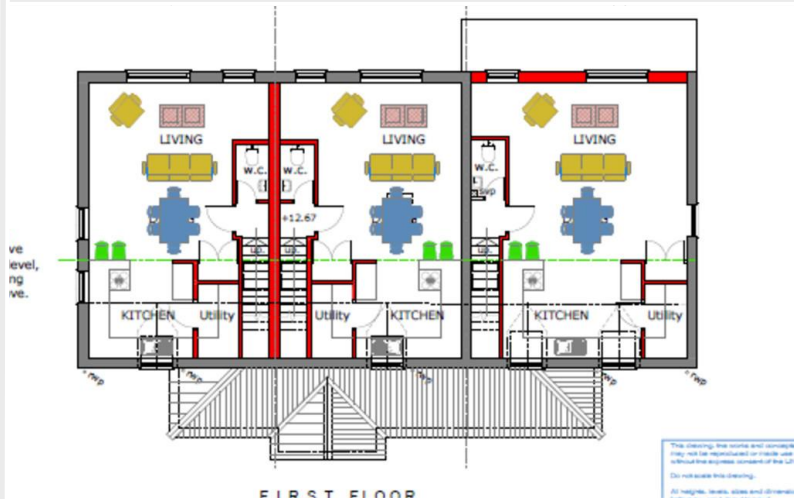
What3words & Directions: [///command.conqueror.ally](http://command.conqueror.ally)

From Windermere follow the A590, Continue straight onto Lake Road, Cragg Brow, and follow A5074 at the round about. Continue down on the A590, a long way. At the Newby Bridge roundabout , take the second exit onto A590. Turn right onto Lewis Garth Road, just before the train station and the Former Haverthwaite Surgery will be on the left hand side.

Anti Money Laundering Regulations: 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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Room 6



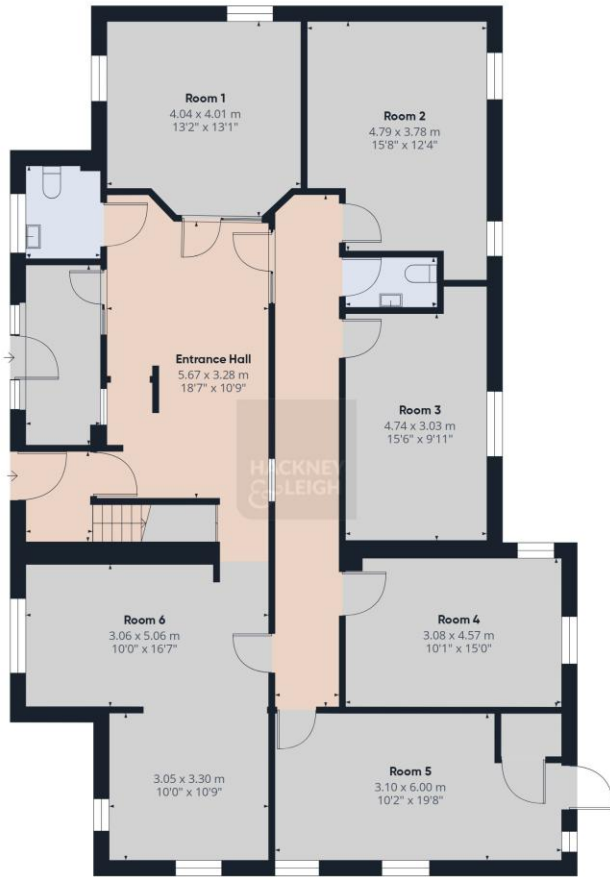
Ground Floor



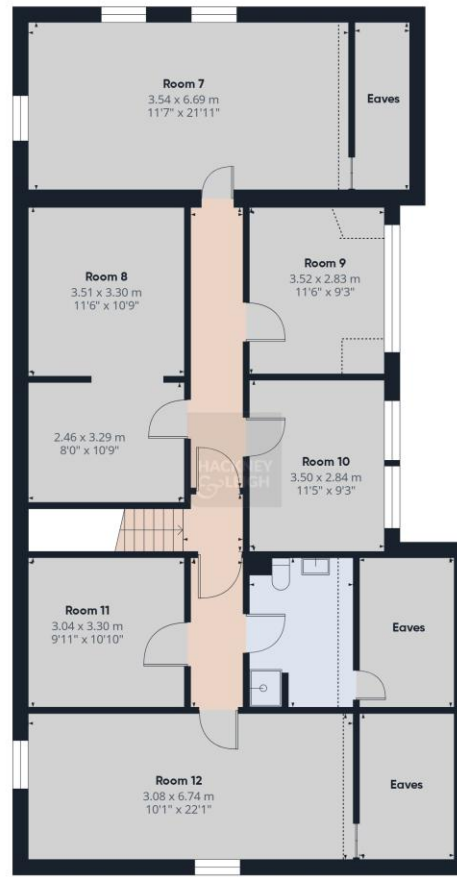
Upper Floor



Room 5



Ground Floor



First Floor



Approximate total area⁽¹⁾

284.1 m²
3060 ft²

Reduced headroom

19.9 m²
214 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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