



michael paul  
CONSULTANCY

# FOR SALE



## Development Land

## Lake District

Offers in excess of £4.5m

**Prime Location** – Situated on the edge of the Lake District National Park.

**Easily Accessible** – Good access to the A66 and the M6 motorway.

**Full Planning** – Full approval for 103 twin unit lodges.

**Well Designed Site** – Lodges spread across 16 acres.



## THE SITE

The site extends across 16 acres of grassland, bordered by mature trees and low-level hedgerows.

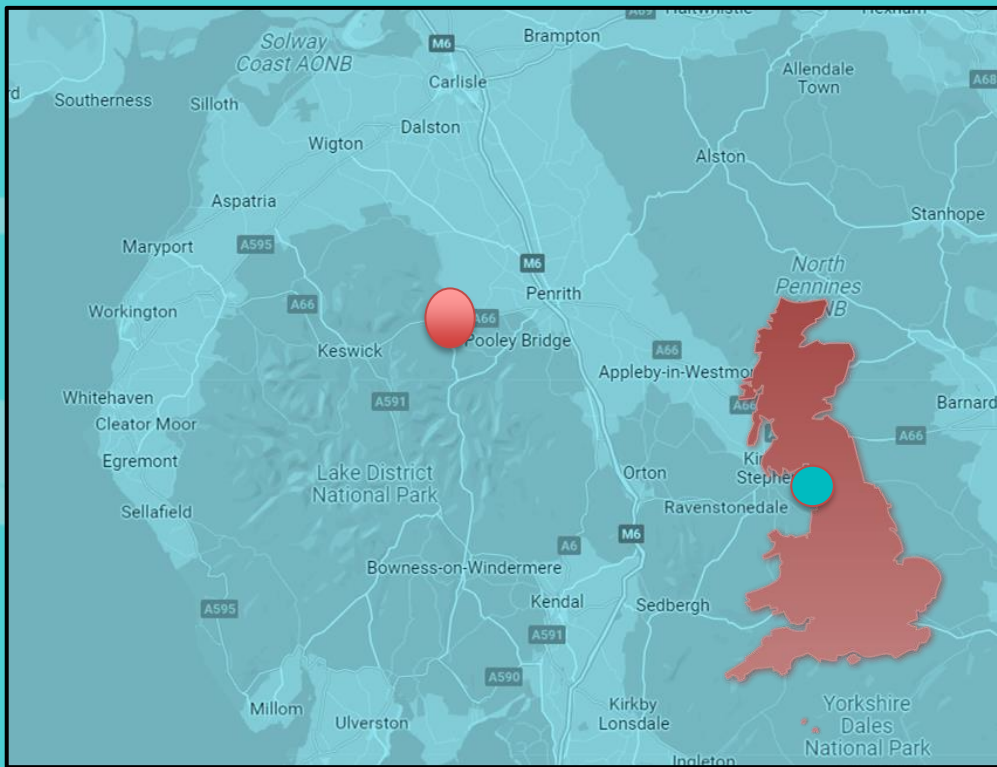
The site slopes gently to the centre allowing re-landscaping and a sustainable drainage solution.

The site currently has an access shared with the neighbouring hotel, but the planning permission allows access via the adjoining road.

The site is adjacent to an existing static caravan park and hotel complex. With mains electric and water to both, providing potentially easy connectivity.

Planning was approved in 2022 for 103 twin unit lodges.





## LOCATION

The site is situated to the north eastern edge of the Lake District National Park, only 3 miles north of Ullswater.

The site is easily accessible with the A66 main dual carriageway 1 mile to the south and the M6 motorway is in close proximity.

The site is in a sustainable location. The road that borders the site is part of the C2C main cycle route.

The Coast to Coast or Sea to Sea Cycle Route (C2C) is a 140 miles (230 km) cycle route. Combining sections of National Cycle Route 7, 14, 71 and 72; it runs from Whitehaven or Workington on the west coast of Cumbria, and then crosses the Lake District and the Pennines in the north of England.

There are bus stops within 1 mile of the site boundaries



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## SERVICES AND INFRASTRUCTURE

### WATER

Mains services adjacent to the site.

### PLANNING PERMISSION

Full planning permission for the 103 twin lodges across 16 acres.

Holiday use restriction in place, with an allowance for 12 month occupancy.

Planning was approved by Eden District Council for reference 21/0549

### SITE LICENSING

As the site has recently been approved, a site licence is yet to be issued.

### ACCESS

Access is from the public highway which also forms part of the Coast to Coast Cyclepath.



## SALE

The site is to be sold as an asset sale.

## TENURE

As far as we are aware, the site is owned freehold, but all purchasers should make their own land registry investigations.

## IDENTITY CHECKS

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

## TO VIEW

All viewings must be made through the Sole Selling Agents. We would ask at our client's request, that there are no direct approaches to the land owner.

## FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

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### Disclaimer

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## Key Contact:

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