



# Horseshoe Lodge

Building Plot, Fellside, Off Kendal Road  
Bowness-on-Windermere, LA23 3ER

Guide Price £300,000

# Horseshoe Lodge

## Building Plot

Opportunity to acquire a freehold building plot with mains electric, water and drainage services awaiting to be connected by the purchaser. Planning permission granted offering scope to construct a generous 140m<sup>2</sup> three bedroom contemporary home over two floors enjoying an elevated position with the living areas and balcony designed to benefit from the fantastic Lake and fell views.

Positioned in a quiet location with no through traffic and only a short pavement walk to the centre of Bowness village which is serviced by a variety of shops, retailers and restaurants making it an ideal and convenient location. Also within easy reach are Windermere Marina, Royal Windermere Yacht club and Windermere Golf Club together with a choice of good public and private schooling at all levels.

Occupying a gently elevated position off Fellside, Kendal Road the building plot will appeal to those wishing to construct a comfortable home specific to their own individual requirements and taste with the design of the house aimed to maximise the natural light with the upper floor lounge and kitchen diner on the lower level both taking full advantage of the spectacular views which stretch over the village to the lake and high fells beyond.





North elevation  
1/100 scale

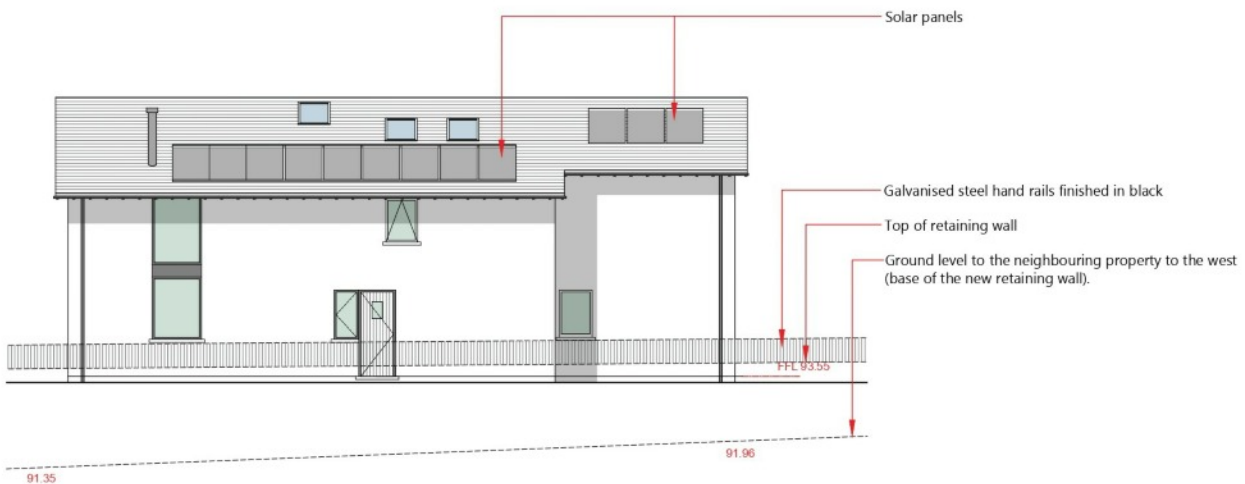


South elevation  
1/100 scale



East elevation  
1/100 scale

Driveway level to the east - separated by an existing retaining wall.



West elevation  
1/100 scale

Opportunity to acquire a freehold building plot with permission granted for the construction of a new detached three bedroom dwelling, with one en-suite shower room, house bathroom, open plan kitchen and dining area leading out onto a patio area, separate first floor lounge with balcony, useful cloak room and utility room to the ground floor.

The proposed dwelling is accessed from Kendal Road, via Fellside private road with a vehicular driveway. The proposed dwelling is to be known as Horseshoe Lodge, given its name for its spectacular view of Fairfield Horseshoe fells. The plot is nestled in a tiered hillside of properties therefore giving it plenty of privacy from nearby properties and occupies a 300m<sup>2</sup> site with a pleasant

outlook on all sides and over Bowness to Claife Heights, Lake Windermere and the northern fells beyond.

The plot has the benefit of mains sewer and drainage on site. Mains electric and water are all ducted to the site and ready to be connected by the utility companies once the house is built. Under the renewable/ low carbon energy policy the house will benefit from the implementation of solar panels and air source heat pump to be installed.



Planning consent was granted on the 5<sup>th</sup> October 2023, Reference No. 7/2023/5008. The full consent is for a detached 2 storey 3 bedroom dwelling and is subject to a restriction known as a local occupancy condition. These conditions are commonplace on any new dwelling constructed within the Lake District National Park. This means that the purchaser would either wish to have this as their main residence and would need to fulfil the criteria or for an occupant who rents on a long let to do the same also.

### Occupancy Condition

The dwellinghouse hereby permitted shall not be occupied otherwise than by a Person with a Local Connection as his or her Only or Principal Home, or the widow or widower of such a person, and any dependents of such a person living with him or her.

The Occupant will supply to the Local Planning Authority (within 14 days of the Local Planning Authority's written request so to do) such information as the Authority may reasonably require in order to determine whether this condition is being observed.

In this condition the following definitions apply: 'Person with a Local Connection' means an individual who immediately prior to occupation of the dwelling satisfies one of the following conditions:

(1) The person has been in continuous employment in the Locality defined for at least the last 9 months and for a minimum of 16 hours per week; or

(2) The person needs to live in the Locality defined because they need substantial care from a relative who lives in the Locality defined, or because they need to provide substantial care to a relative who lives in the Locality defined. Substantial care means that identified as required by a medical doctor or relevant statutory support agency; or

(3) The person has been continuously resident in the locality defined for at least three years immediately prior to: a) Needing another dwelling resulting from changes to their household, (including circumstances such as getting married/divorced, having children, or downsizing) b) Undertaking full-time post-secondary education or skills training and is returning to the locality defined within 12 months of its completion, or c) being admitted to hospital, residential care or sentenced to prison, and are returning to the locality defined within 12 months of their discharge/release, or

(4) The person is a former resident who lived in the Locality defined for at least three years and then lived outside the Locality defined for social and/or economic reasons and is returning to live in the Locality defined within three years of the date of their departure, or

(5) The person is a person who – a) Is serving in the regular forces or who has served in the regular forces within five years prior to occupation; b) Has recently ceased, or will cease to be entitled, to reside in accommodation provided by the Ministry of Defence following the death of that person's spouse or civil partner where - i. The spouse or civil partner has served in the regular forces; and ii. Their death was attributable (wholly or partly) to that service; or c) Is serving or has served in the reserve forces and who is suffering from a serious injury, illness or disability which is attributable (wholly or partly) to that service.

'Locality' shall mean the administrative areas of the Parishes of: Broughton East; Cartmel Fell; Claife; Colton; Coniston; Crook; Crosthwaite and Lyth; Dunnerdale with Seathwaite; Haverthwaite; Hawkshead; Hugill; Kentmere; Lakes; Lindale and Newton in Cartmel; Longsleddale; Nether Staveley; Over Staveley; Satterthwaite; Skelwith; Staveley in Cartmel; Torver; Underbarrow and Bradleyfield; Windermere; Witherslack; Meathop and Ulpha; and those parts of the Parishes of: Blawith & Subberthwaite; Broughton West; Egton with Newland; Grayrigg; Helsington; Kirkby Ireleth; Levens; Lowick; Selside and Fawcett Forest; Strickland Ketel; Strickland Roger; and Whinfell which lie within the administrative area of the LDNP.

## Tenure

Freehold. Vacant possession on completion. Council tax band is to be assessed on completion of the dwelling.

## Services

Mains electric, mains drainage and mains water all connected to the site or nearby ready to be connected up to once constructed. Solar panels and air source heat pump to be incorporated into the build.

## Architect

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**Viewing is strictly by appointment with the sole agents**

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.