



Land at Cunsey

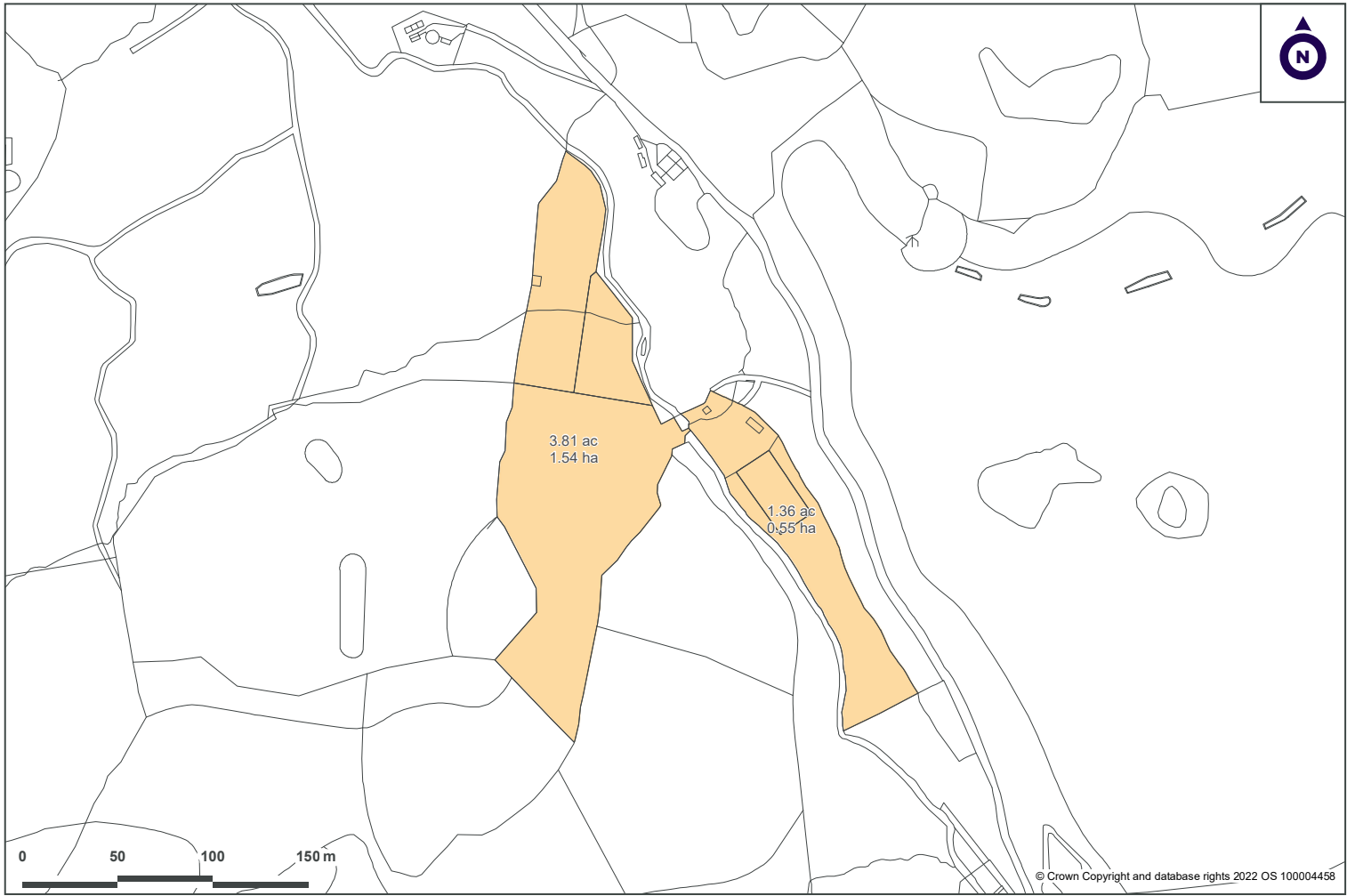
| FAR SAWREY, HAWKSHEAD

| **Carter Jonas**

LAND AT CUNSEY
FAR SAWREY
HAWSKHEAD
AMBLESIDE
LA22 0LX

5.16 acres of amenity grazing land set within the Lake District National Park, offering potential for a range of uses.

Excellent opportunity to acquire a piece of land to the west of Windermere lake, within the Lake District National Park and World Heritage Site. Approximately 5.16 acres (2.09 ha) of land with planning permission for 2 static caravans.



PROPERTY

The property comprises two grazing paddocks which are separated by Wilfin Beck. The first paddock benefits from a timber stable block, grass manège and planning permission for two static caravans. The second paddock is located over a wooden footbridge and has a small stone shelter situated to the far north.

LOCATION

The land is situated 0.7 miles south of the village of Far Sawrey, 3.5 miles south of Hawkshead and 6.4 miles north of Newby Bridge in the heart of the Lake District National Park.

LAND

The land is accessed via a third party owned track of which there is a right of way on foot and with vehicles and animals at all times for all purposes.

The property comprises two paddocks which are divided by the Wilfin Beck.



NEAR PADDOCK

The near paddock comprises 1.36 acres (0.55ha) of grazing land. Situated on this paddock is a timber stable block, shipping container and a fenced off grass enclosure measuring 20m x 40m historically used as a manège. Wilfin Beck runs along the western boundary of this parcel. This paddock also features some mature oak and beech trees along the raised eastern bank. Please be aware that the boundaries of this paddock are not stockproof.

Carter Jonas have been provided with documentation confirming that the site has full planning permission for the timber stable block and two static caravans.

FAR PADDOCK

The far paddock is located over a flat wooden bridge across the beck. This paddock comprises 3.81 acres (1.54 ha) of sloping rough grazing.

This area has several natural springs running west to east and has areas of waterlogging.

The boundary to the north east is of good stock proof fencing and to the west the boundary is of stock fencing and stone walling requiring repair. The boundaries to the woodland along the south and east are generally unfenced with some historic stone walling.

There is a small stone-built field shelter to the north of this parcel.

TENURE & POSSESSION

Freehold with vacant possession upon completion.

BASIC PAYMENT SCHEME

There are no entitlements attached to the land.

ENVIRONMENTAL SCHEMES

There are no environment schemes on the land.

DESIGNATIONS

The land is situated within the Lake District National Park and World Heritage Site.

PLANNING

Documents setting out the planning approvals over the land are available from Carter Jonas on request.

HEALTH & SAFETY

Viewers should be aware of very wet areas when viewing the property.

Potential purchasers are requested to wear suitable footwear for viewing the land and are advised to be cautious of potentially boggy, uneven, steep and slippery ground surfaces.

VAT

VAT is not payable on the purchase of this property.

SPORTING TIMBER & MINERAL RIGHTS

The sporting and mineral rights are included so far as they are owned.

LOCAL AUTHORITIES

Cumbria County Council
www.cumbria.gov.uk

Lake District National Park
www.lakedistrict.gov.uk

South Lakeland District Council
www.southlakeland.gov.uk

VIEWINGS

The property may be viewed at any time unaccompanied with a set of particulars to hand or digitally. Please find a safe place to park on the lane which does not cause obstruction, and please do not park on the access track.

DIRECTIONS

From Newby Bridge go past The Swan Hotel and continue on this road past The Lakeside Hotel for 3.7 miles. Once you pass Graythwaite take the unclassified road to the right heading towards Cunsey for a further 2.2 miles until you reach Cunsey. Once you are in Cunsey take the road left towards Sawrey for 0.2 miles, the property entrance will then be on your left through a fenced off access route.



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KENDAL

01539 722592 | kendal@carterjonas.co.uk
52 Kirkland, Kendal, LA9 5AP

IMPORTANT INFORMATION

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