



**HACKNEY
& LEIGH**
Sales

Prices from
£85,000

Lingwood Park
Cartmel Road
Grange-over-Sands
Cumbria
LA11 7QA

Want a base within the beautiful southern lakes? Then look no further!

Set in the beautiful Cartmel Valley, this new development on Lingwood Park offers 19 superb plots all with good bay views within this quiet and safe site. Choice of new single and double manufactured lodges or bespoke built cedar lodged to your own design.

Property Ref: G2606

- Quiet safe location with barrier
- Yearly licence to occupy
- Choice of double or single lodge
- Choice of manufactured or bespoke cedar lodges
- Choice of 10.5 or 12 month season
- All new occupants first year rent free
- Non residential holiday park with no subletting
- Deckings allowed to regulations
- Ample Parking

Location/Description: This exclusive, family run, brand new development with breath-taking sea views, close proximity to the highly sought after village of Cartmel and the delightful Edwardian seaside town of Grange over Sands will be intimate and peaceful with a total of just 19 luxury lodges of varying sizes, position, specification and affordability.

Each lodge will have superb views towards the ever changing sands of Morecambe Bay and outside space with decking so the views can be enjoyed from both inside and out!

A choice of new single or double manufactured or bespoke cedar lodges are available either through the site or through one of their approved dealerships.

The picturesque and extremely popular village of Cartmel can be reached in under 5 minutes by car or within a 20 minute walk. Cartmel boasts 5 village pubs and some of the finest eateries in the North West included the famed L'Enclume restaurant. Also the host for the famous Steeplechase Race Meetings, the home of Cartmel Sticky Toffee Pudding and the stunning 12th century Priory.

Grange over Sands is right on the doorstep and provides a wider range of amenities such as Medical Centre, Library, Post Office, Cafes/Tearooms and various shops plus the beautiful Edwardian Promenade and Bandstand.

Many wonderful walks can be enjoyed from the doorstep including the walk to top of Hampsfell where wonderful views from the hospice at the top can be enjoyed after approximately a 40 minute walk.

The delights of the inner Lake District are a little further but can mostly be found within a 30 - 45 minute car journey.

To reach the site from Grange over Sands proceed up Main Street turning right at the mini roundabout at the clock tower, follow the short one way street to the end and go straight up the hill to the top, past the golf course on the right. Turn left at the T Junction and then take the next left which is the entrance into Lingwood Lodge Park.

Planning Permission: Planning Permission No: SL/2021/0361 - South Lakeland District Council Tel: 01539 733333

Note: The caravans shall not be occupied other than as holiday accommodation. They shall not be used at any time as sole and principal residences by the occupants.

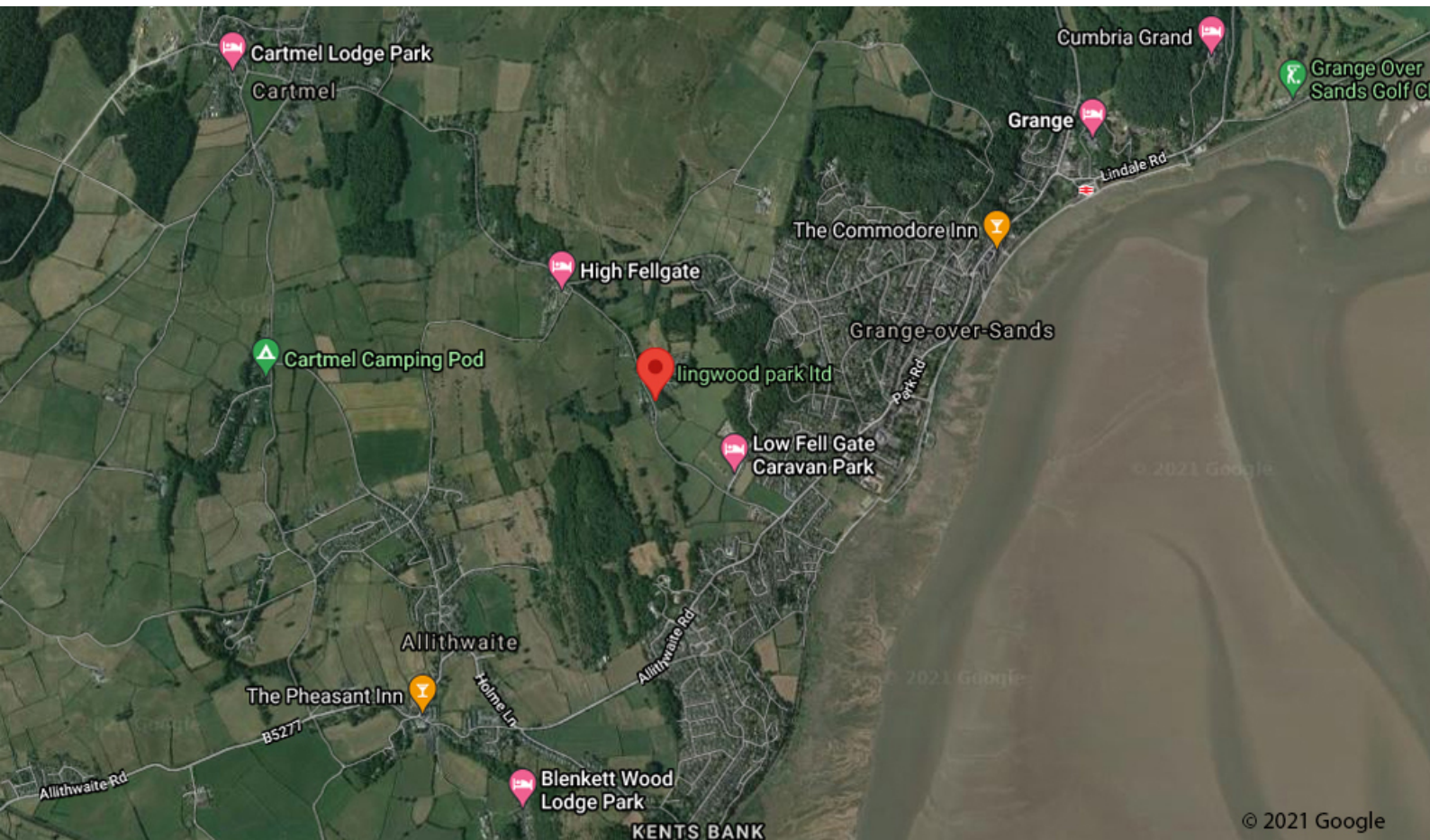
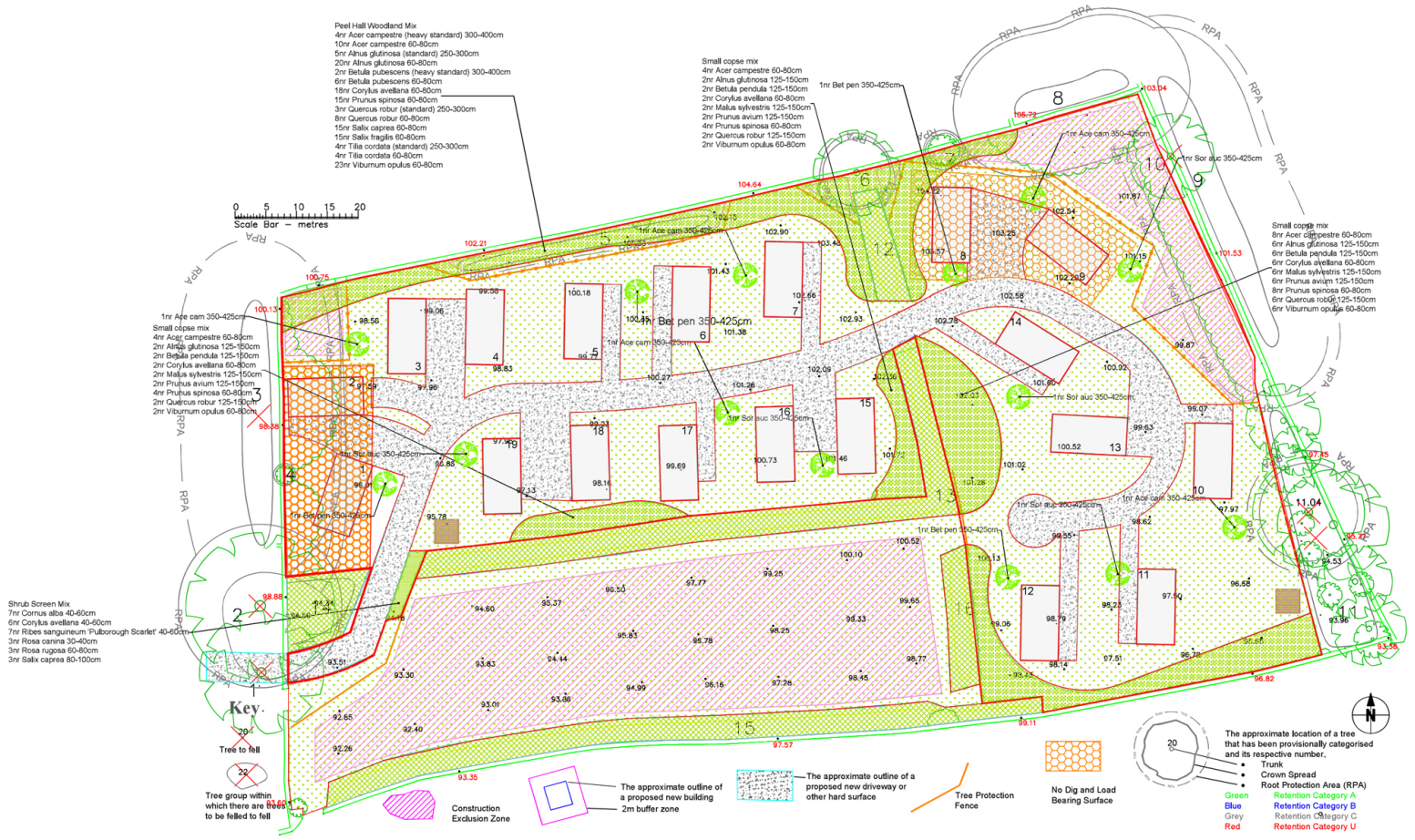
Viewings: Strictly by appointment with Hackney & Leigh Grange Office or Barry Saunders by appointment only, Lingwood park Ltd Cartmel road, Grange-Over-Sands, LA11 7QA. Tel: 07860 683307

For a Viewing Call 015395 32301



Proposed Style of Lodge





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.