



Grasmere

£300,000

3 Low Riddings

The Hollens

Grasmere

Cumbria

LA22 9QY

A superb potential development opportunity in the heart of The Lake District National Park, this 2 bedroomed detached, single storey property with a parking space is ripe for re-development and the planning authority has indicated that they would be amenable to seeing it replaced with something appropriate in scale and nature - without any occupancy restrictions being imposed (subject to planning consent being obtained).

Located on the outskirts of beautiful Grasmere and surrounded by stunning scenery in the cluster of houses known as "The Hollens" this is a rare opportunity in this World Heritage Site.

Property Ref: AM3725

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Ordnance Survey Ref 00894499



Location From Ambleside proceed north on the A591 going across the mini roundabout until you see a 40 mile sign on the left and directly opposite another sign saying Hollens Farm, turn right here through the Lakeland stone archway and the gravel car parking space for the property can be found on the left hand side, marked with a number three. Continue on foot, crossing the road and the property can be found opposite at the end of a driveway over which a right of access is enjoyed.

Description The origin of this detached property is uncertain, but it now offers great potential to create something new and distinctive. Built with single brick or block walls below a slate roof, the property has been much loved and enjoyed as a peaceful retreat for many years, but is now in need of upgrading to the extent that replacement is almost certain to be the most

productive and cost effective option. The advice received from The Lake District National Park Planning Authority indicates that they would consider that "The replacement of the existing dwelling with a new dwelling would be acceptable in principle and comply with Local Plan Policy CS02." (please note that this advice was obtained prior to the revision of the local plan in 2021 but verbal enquiry to the Duty Planning Officer indicates that this can still be relied upon). The planning authority go on to state that "The existing dwelling has no occupancy restrictions associated with it and therefore the replacement dwelling would not be subject to a local occupancy condition." The full planning advice (which naturally falls short of actual planning permission, but gives guidance as to parameters) is available from our Ambleside office, but also notes that "The new dwelling would not need to stick to the footprint of the existing dwelling, however due to the confined site, it appears that the new dwelling would be similar in scale to the existing. In addition, the new dwelling would not specifically be required to be single storey."

The property enjoys a car parking space and whilst Cumbria County Council's policy is that a new two bedroomed property typically requires two car parking spaces, the Planning Authority's view is that this may not be a problem under the circumstances. The option would of course remain to create a superb one bedroomed property here even should this prove to be a stumbling block with the Highways Authority.

You can walk from the property into the village centre where a variety of shops, pubs, cafes and restaurants await, hike the high fells which are all around you or amble down to the lake shore, all from the doorstep.

For a Viewing Call 015394 32800



Access to The Hollens

A superb opportunity to create something unique and special, come and see for yourself.

Accommodation (with approximate dimensions)

Entrance Porch A uPVC door leads to an inner door.

Entrance Hall Leading to

Sitting Room 13' 8" x 9' 10" (4.17m x 3.00m) Having an open fireplace, dual aspect uPVC windows, access to the garden and a night storage heater.

Kitchen 10' 4" x 5' 5" (3.17m x 1.66m) Having access to the rear garden, a stainless steel sink with cold water connection but no hot water.

Bedroom 1 11' 5" x 10' 5" (3.50m x 3.18m) A double room with a uPVC window.

Bedroom 2 11' 6" x 9' 0" (3.52m x 2.75m) A double room with a uPVC window and a night storage heater.

Bathroom Having a half bath, a wash hand basin and a WC. There is also an opaque uPVC window and a storage cupboard that also houses the hot water tank. The bathroom has both hot and cold running water.

Outside

Gardens The property has easily managed small gardens to the side and rear.



View from The Hollens

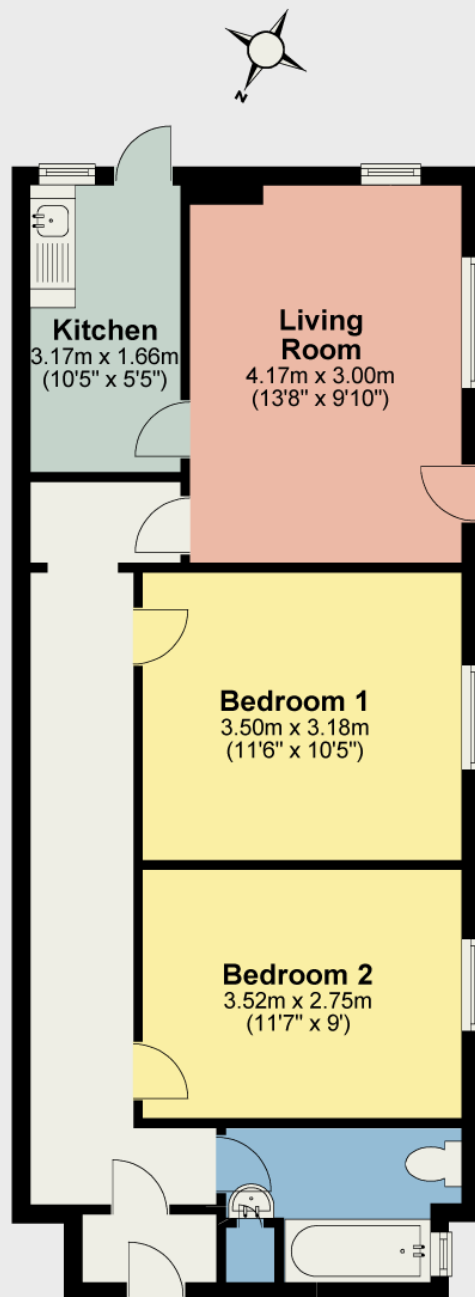
PLEASE NOTE; The gravelled area in front of the property (as shown in our lead photograph) is NOT included.

Parking The property benefits from private car parking provision located approximately 35m from the dwelling.

Services The property is connected to mains electricity, water and drainage.

Tenure Freehold.

Council Tax Band C - South Lakeland District Council.



Total area: approx. 56.8 sq. metres (610.9 sq. feet)

For illustrative purposes only. Not to scale. REF: AM3725

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

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