Backbarrow

£60,000

Leckbarrow Garden Building Plot
Brow Edge Road
Backbarrow
Nr Ulverston
Cumbria
LA12 8PP

A Manageable Plot of land with full planning permission for a 3 bedroom detached house over four floors.

This is a super opportunity to build you own home or for a developer looking for their next project. With country walks, primary school and all the attractions of the South Lakes on your doorstep!

Comprising: Basement; Ground Floor: Open Plan Living Room with Kitchen; First Floor: 2 Bedrooms and Bathroom; Second Floor: Bedroom with Bathroom off.
**Location & Description:** Backbarrow is situated on both side of the River Leven approximately a mile from the Lake Windermere. With good access to the main road network and to the amenities of the National Park, this is an ideal family home in a convenient location only 10-15 minutes from Booths Supermarket or railway station at Ulverston where extensive services and facilities may be found.

From the foot of Windermere Lake at Newby Bridge, follow the A590 westwards for about a mile to Backbarrow, turning left into Brow Edge Road. The building plot is approximately 100 yards on the right hand side.

A super opportunity to acquire a plot of land with full planning permission - 7/2020/5108 - (subject to local occupancy restrictions) for a 3 bedroom detached house over four floors. The accommodation will comprise Basement; Ground Floor Open Plan Living/Kitchen Diner; First Floor: 2 Bedrooms and Bathroom; Second Floor: Bedroom and Bathroom. Outside: Small Garden Area and on road parking.

**Tenure:** Freehold.

**Local Occupancy Restriction:** the dwelling house 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 - see attached.

**Services:** Mains services available nearby.

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