

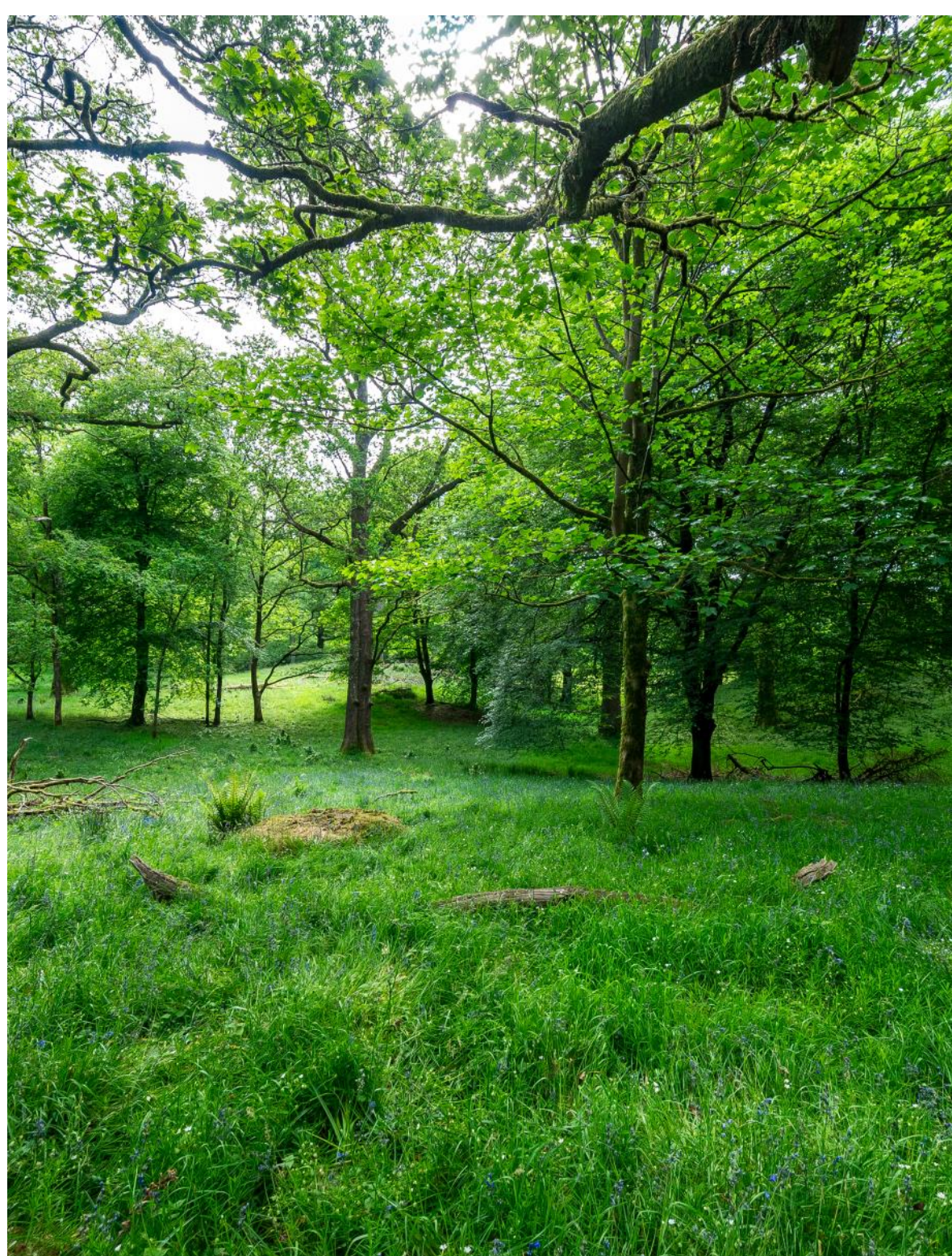


Land adjacent to North Lodge at Troutbeck Bridge, Windermere LA23 1LF

Offers Over £60,000







Land adjacent to North Lodge at Troutbeck Bridge

Windermere

Cumbria

LA23 1LF

What3Words: [///wants.volume.investors](https://www.what3words.com/#!/wants/volume/investors)



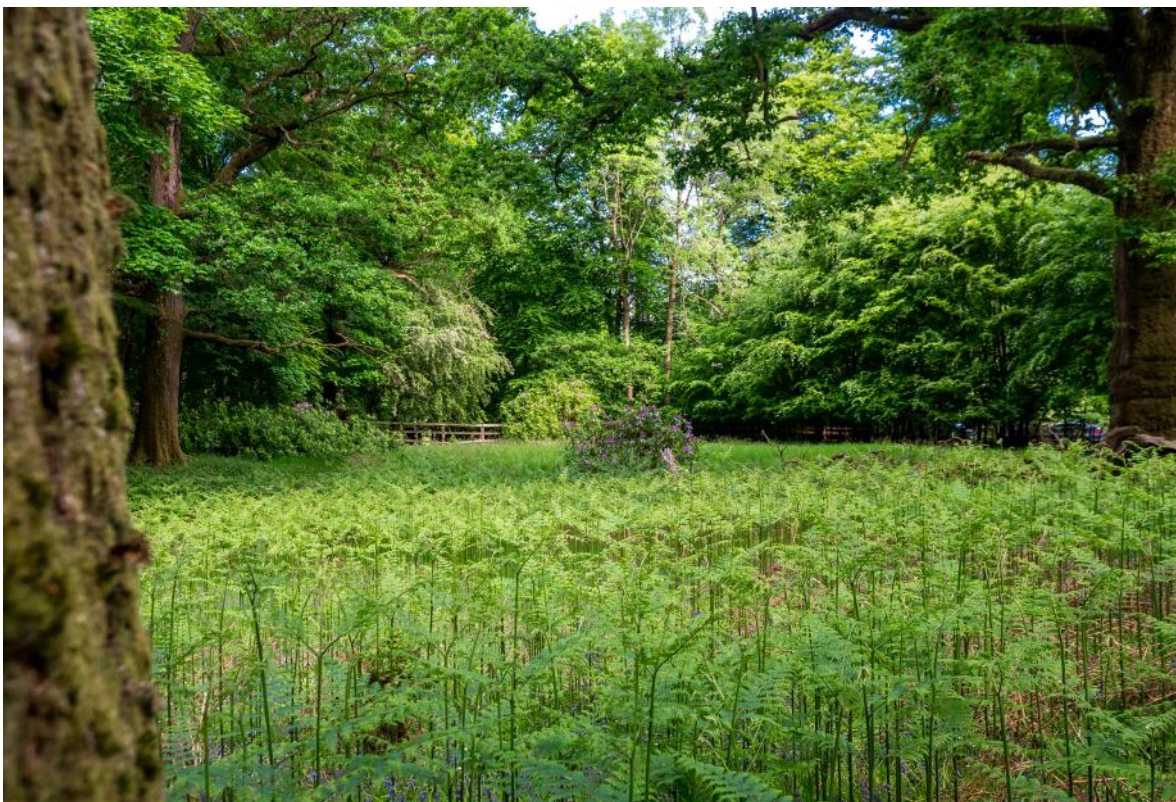
4.09 Acres (1.66 Hectares)

- 4.09 acres (1.66 hectares) of wood pasture with mature trees and a grass understory
- High value landscape ideal for amenity and environmental interest
- Situated in the sought after Lake District National Park and UNESCO World Heritage site



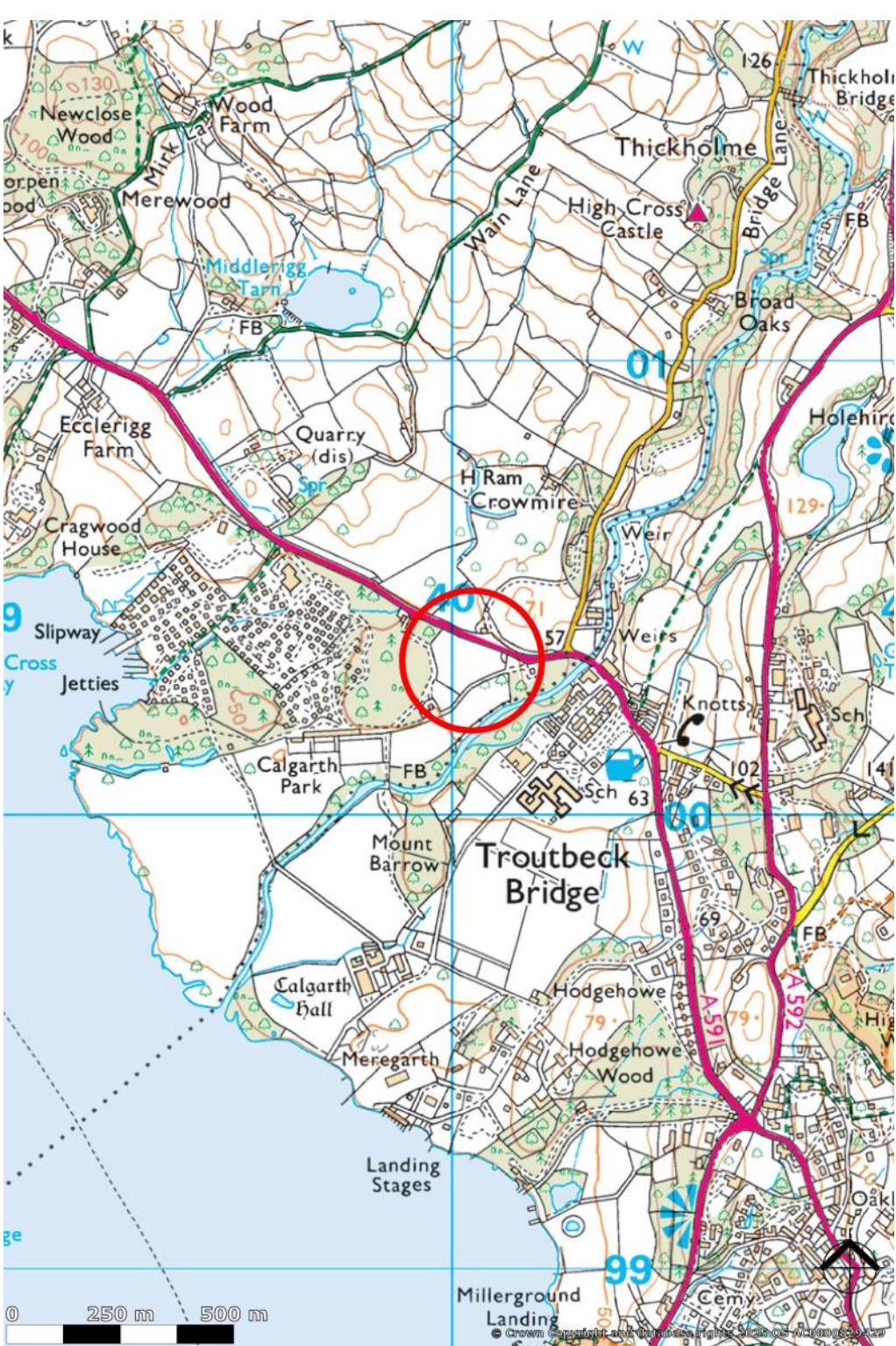
Situated in the heart of the Lake District National Park, this desirable parcel of land extending to 4.09 acres (1.66 hectares) or thereabouts presents a unique opportunity to purchase wood pasture hosting a variety of mature trees, a grass understory, spring bluebells and is home to an abundance of wildlife.

Access to the land can be taken via a right of way, over a third party owned tarmac road leading from the A591, as shown via the dashed brown line on the sale plan.



Situated north of the village of Troutbeck Bridge the land is positioned within walking distance from the desirable Lake Windermere and provides easy access to the town of Windermere (approximately 1 mile south) and to the town of Ambleside (approximately 3 miles north). Both of which are popular locations within the National Park.

Given the excellent location, within the Lake District National Park and UNESCO World Heritage site, it is ideal for a wide range of purchasers including those with amenity and environmental interests looking to purchase a special parcel of land.



General Remarks

Services: The land has a mains water supply.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Mine and Mineral Rights: Owned by a third party and therefore are not included in the sale.

Sporting Rights: Included in the sale insofar as they are owned.

Environmental Schemes: The land is free from any Environmental Stewardship or Woodland schemes.

Restrictive Covenants: We are aware that the land was subject to historic restrictive covenants, the purchasers should satisfy themselves of the existence of the covenants.

Please note that the following restrictions will apply to the land: use is limited to woodland and agricultural purposes, and no structures are permitted other than agricultural buildings appropriate to such use.

Conservation Area / National Landscapes: The land is not located within a conservation area nor an National Landscape but is located within the Lake District National Park and a UNESCO World Heritage site.

Easement, and Wayleaves or Rights of Way: The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easement and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not

The land is accessed via a right of way over third party owned road leading from the A591, shown via the hatched brown line on the sale plan. There are overhead powerlines and poles located on the land. The land is subject to a third party right of access in case of emergency only crossing the track on the western boundary. Historically, there was a right for a third party to extract water from the land, the purchasers should satisfy themselves of the existence of this right. For more information, please contact the selling agent.

Footpaths / Bridleways: We understand that there are no footpaths or bridleways running through the land.

Flooding: The property has not flooded within the last 5 years, According to the Environment Agencies website the land sits in flood zone 1.

Unimplemented Planning Consents: None insofar as we are aware.

Title & Tenure: The property is offered for sale Freehold with Vacant Possession upon completion.

Local Authority: Lake District National Park Authority, Murley Moss Lane, Oxenholme, Road, Kendal LA9 7RL / Westmorland & Furness Council, South Lakeland House, Kendal LA9 4DQ

Viewings: To be at any reasonable daylight hours when in receipt of the sales particulars.

Health & Safety: Care should be taken when accessing the land. Armitstead Barnett accept no responsibility for any loss or damage caused when viewing the land. Please do not:

- Climb gates, fences or any other ancillary equipment
- No children to be allowed on site.

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Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers. FAO: [Emma Hodkinson \(Nee Lowis\) Bsc \(Hons\) MRICS FAAV MNAEA / Sophie Barker](#)

SUBJECT TO CONTRACT | IMAGES TAKEN MAY 2025





Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.



North Lancashire

Market Place, Garstang,
Lancashire PR3 1ZA
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

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