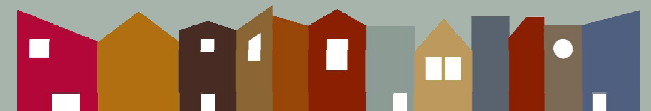




**Building Plot at Old Garden House
Thornbarrow Road, Windermere**

Asking Price £250,000

Your Local Estate Agents
Thomson Hayton Winkley



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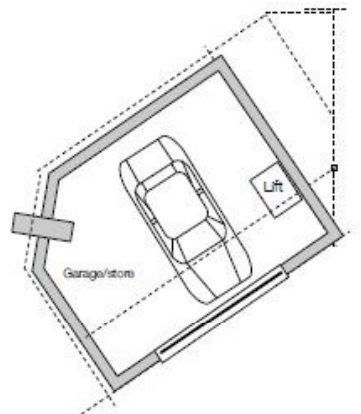
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 This drawing is for Planning and Building Regulation purposes
 only. Further drawings and specifications may be required before
 construction commences. If you do please do work closely
 and with the Project Manager, if applicable.



West Elevation
 LEVEL 12.00
 LEVEL 9.60



South Elevation



Lower Ground Floor Plan

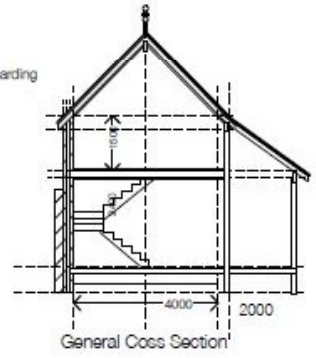


First Floor Plan 48 sq m
 516 sq ft

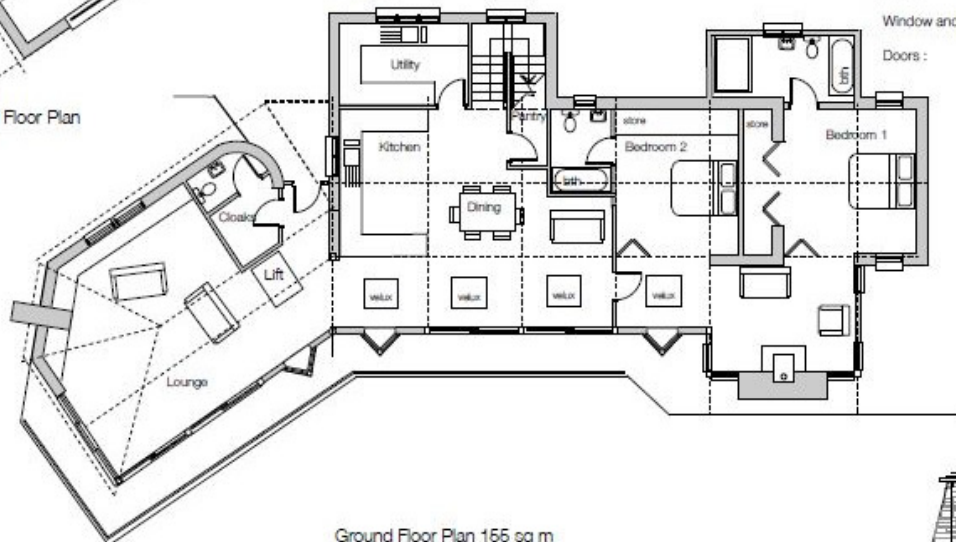
- Materials :
- Roof : Burlington Best Blue slates
 - Gutters : Black ogee
 - Eaves and exposed rafter ends : Ebony stain
 - Walls : K rend pewter coloured render
 Natural Lakeland slate walling, Cedar boarding
 - Window and Door frames : Ebony stained Hardwood
 - Doors : Solid Oak



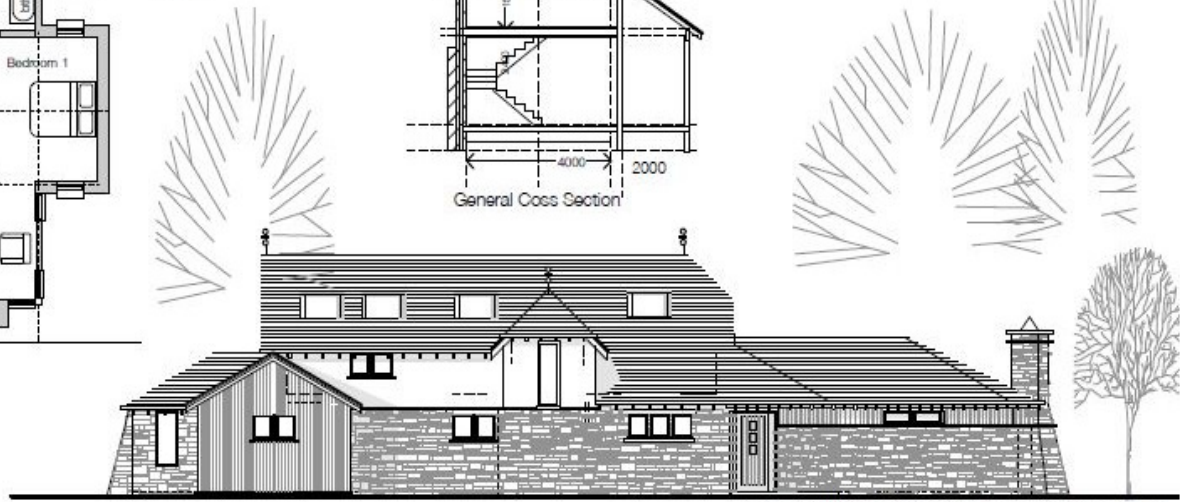
North Elevation



General Cross Section



Ground Floor Plan 166 sq m
 1670 sq ft



East Elevation

Revision A 26/06/15 : Windows removed and new chimney stack added etc

Hillthwaite House Lodge,
 off Thornbarrow Road Windermere
 for Mr and Mrs Sodeau

Scheme as Proposed

Lakes Architect Limited
 Christopher Rushton • BA Dip(Arch) RIBA
 Chartered Architect

The Loft Oldfield Road Windermere
 016394 42224 07971 911432

E mail chris@lakesarchitect.co.uk •



ACCOMMODATION

Occupying a central position within Windermere and being set off a private road with elevated westerly views, planning consent, Ref 7/2015/5105, has been granted for a bespoke detached residence comprising three double bedrooms, study, three bathrooms, and three reception rooms with an integral garage. The property has been designed specifically taking into account the topography and aspect and will be suitable once completed for a local family purchaser who complies with the following occupancy restriction.

The dwellinghouse(s) 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.

In this condition the following definitions apply:

'Person with a Local Connection' means an individual who before taking up occupation of the dwelling satisfies one of the following conditions:

- (1) The person has been in continuous employment in the Locality defined for at least the last 9 months and for a minimum of 16 hours per week immediately prior to occupation; or
- (2) The person needs to live in the Locality defined because they need substantial care from a relative who lives in the Locality defined, or because they need to provide substantial care to a relative who lives in the Locality defined. Substantial care means that identified as required by a medical doctor or relevant statutory support agency; or
- (3) The person has been continuously resident in the locality defined for three years immediately prior to:
 - a) Needing another dwelling resulting from changes to their household, including circumstances such as getting married, divorced, having children, or downsizing.
 - b) Undertaking full-time post-secondary education or skills training and is returning to the locality defined within 12 months of its completion, or
 - c) being admitted to hospital, residential care or sentenced to prison, and are returning to the locality defined within 12 months of their discharge/release, or

(4) The person is a person who

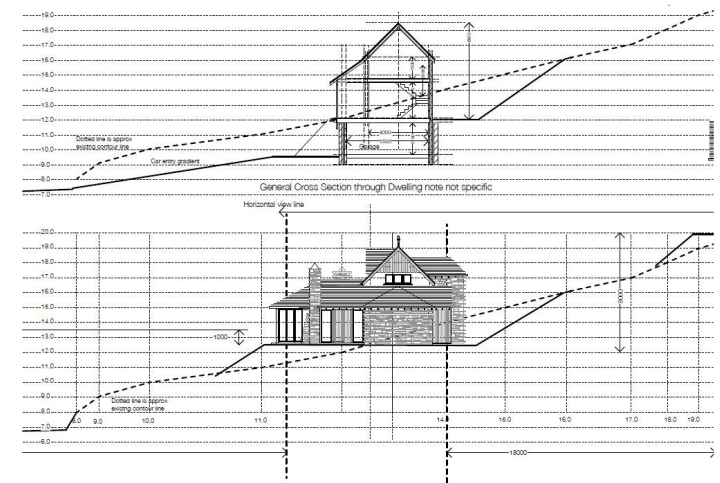
- a) Is serving in the regular forces or who has served in the regular forces within five years prior to occupation;
- b) Has recently ceased, or will cease to be entitled, to reside in accommodation provided by the Ministry of Defence following the death of that person's spouse or civil partner where -
 - i. The spouse or civil partner has served in the regular forces; and
 - ii. Their death was attributable (wholly or partly) to that service; or
- c) Is serving or has served in the reserve forces and who is suffering from a serious injury, illness or disability which is attributable (wholly or partly) to that service.

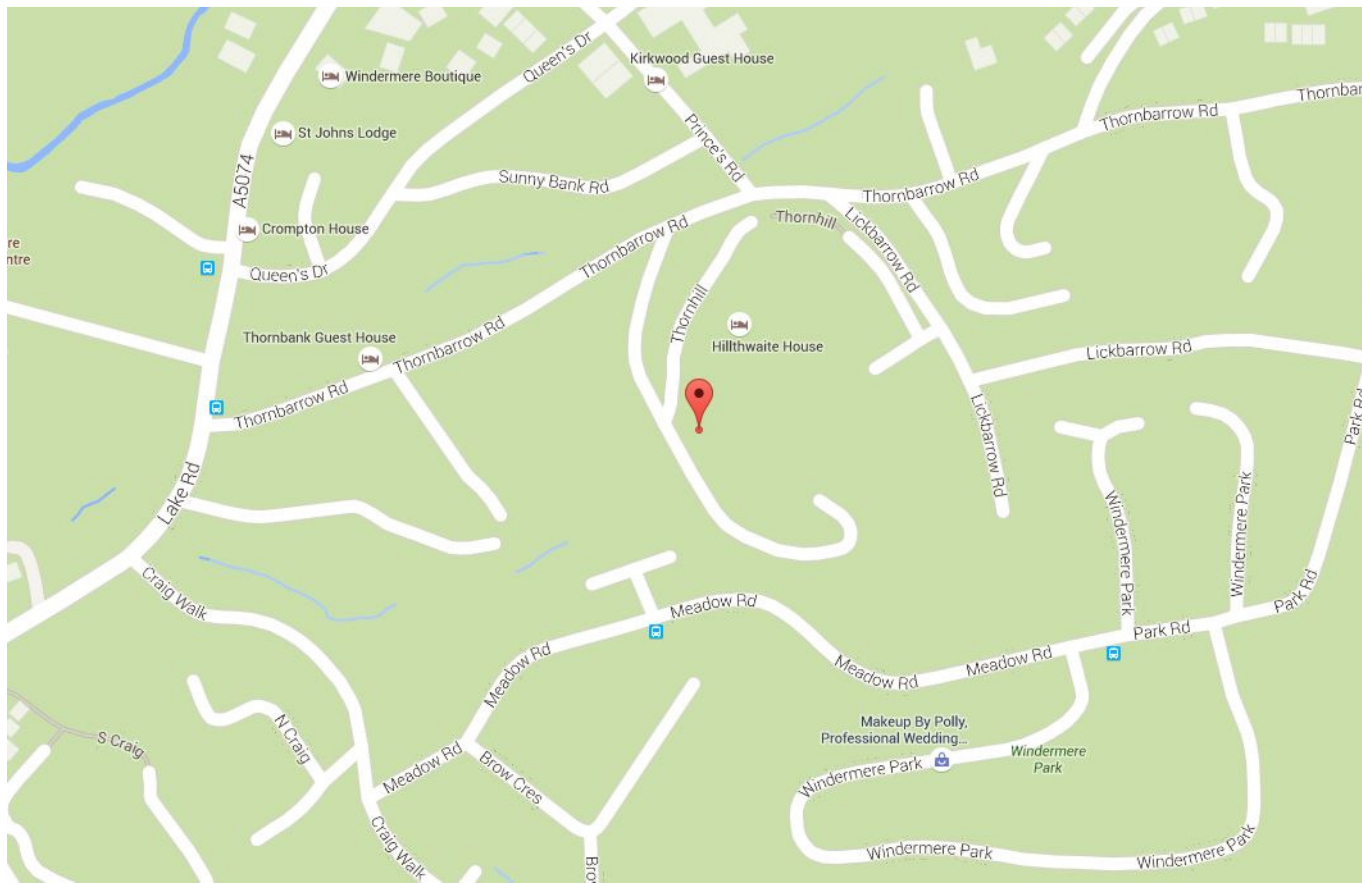
'Locality' shall mean the administrative areas of the Parishes of: Broughton East; Cartmel Fell; Crook; Crosthwaite and Lyth; Helsington; Hugill; Kentmere; Lakes; Longsleddale; Nether Staveley; Over Staveley; Skelwith; Staveley in Cartmel; Underbarrow and Bradleyfield; Upper Allithwaite; Windermere; Witherslack; Meathop and Ulpha; and those parts of the Parishes of Fawcett Forest; Strickland Ketel; Strickland Roger; and Whitwell and Selside which lie within the administrative area of the Lake District National Park.

An 'Only or Principal Home' is a dwellinghouse which is occupied continuously for a minimum period of six months in every twelve month period. For the avoidance of doubt the dwelling shall not be occupied as a second home or for holiday letting accommodation.

The obligations contained in this condition shall not be binding or enforceable against any mortgagee or any receiver appointed by such a mortgagee, or any person deriving title through such a mortgagee or receiver provided always that a successor in title of such a person will be bound by the obligations contained in this condition.

REASON: To ensure that the resulting accommodation is occupied by persons with a defined local need in order to comply with Lake District National Park Core Strategy (Local Plan Part One) Policy CS18 and the accompanying Housing Provisions: Supplementary Planning Document. The provisions relating to armed forces personnel are in accordance with the Allocation of Housing (Qualification Criteria for Armed Forces) (England) Regulations 2012.





DIRECTIONS

From our Windermere office proceed down New Road on to Lake Road towards Bowness. Turn left into Thornbarrow Road just after the zebra crossing and proceed up the hill, the driveway is then located on the right just before the left turning for Prince's Road.

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

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