davis & bowring
estate agents

BUILDING PLOT

£300,000

Casterton, LA6 2SG

Rarely do such opportunities become available:

- 0.2 acre site
- Planning permission for a substantial detached house 2594 sq ft
- No occupation restrictions
- Good views in an edge of village location
- Sought after village, convenient for Kirkby Lonsdale

West Elevation

South Elevation

East Elevation

North Elevation

Welcome to **BUILDING PLOT** **£300,000**

Casterton, LA6 2SG

Many people dream of building their own home from scratch on a green field site. Such opportunities rarely come up and when they do, they are more often than not infill, squeezed in to a large garden, overlooked and compromised.

THIS IS THE ONE YOU'VE BEEN WAITING FOR!

Edge of village so there are some lovely open fell views, a decent size (0.2 acre or 0.08 hectares) plot so that you can landscape a truly delightful garden and consent for a generous house (2594 sq ft or 241 sq m).

The approved plans and elevation designs are shown within the brochure, but for more information please visit the planning department pages on South Lakeland District Council's website using reference SL/2016/0041.

Consent has also been obtained by Sedbergh Preparatory School, on whose behalf we are acting, for a second slightly smaller house (DS1 on the plans) which they intend to have built in order to accommodate a member of staff and their family.

SLDC has imposed a Community Infrastructure Levy (CIL) of £25,012.56 on the development which is payable as the development commences. It is likely that the purchaser of this site (DS2 on the plans) will start work before Sedbergh School starts on DS1 and so will be liable to pay the whole CIL fee as it is not possible to split or phase this payment. It is proposed that after payment the vendors will reimburse the buyer by a proportionate amount based on the square footage of the two properties. Should work on DS1 start first, the converse will apply and the vendors will require reimbursement.

In terms of services, an electric pole will need to be sited on the edge of the road between the DS1 and DS2. We are informed that the gas and water supplies are at the edge of the Old Medical Centre. The properties may require a pumping station as they are too low to pick up the mains. Purchasers are advised to make enquiries to their own satisfaction in this regard. Supply and connection is at the buyer's own expense.

The vendors will cover the cost of demolition of the former medical centre and will also relocate the electric poles under DS1.

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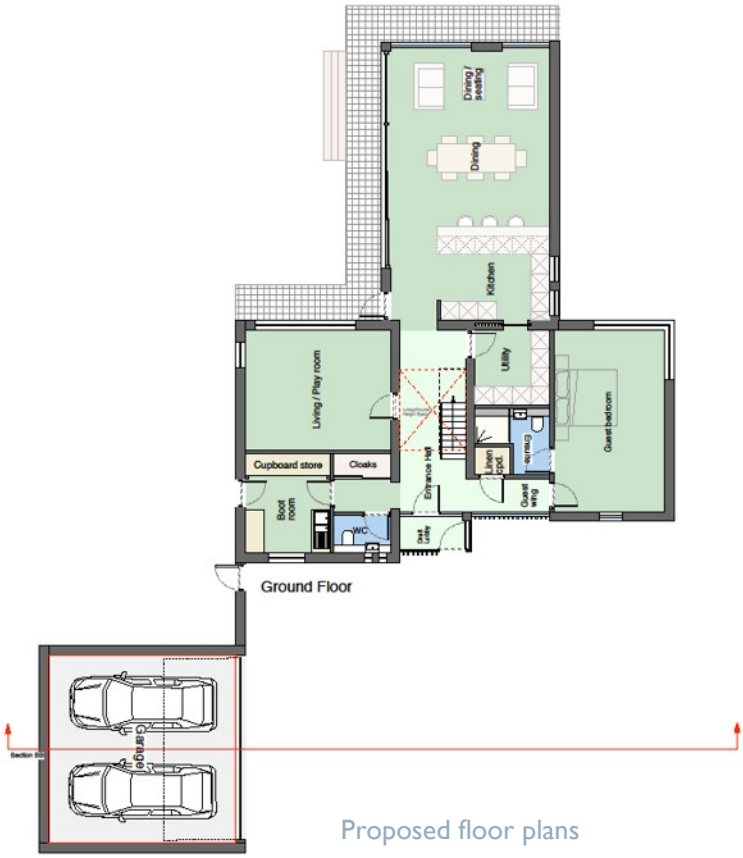

Proposed floor plans

Scale Bar 1:100

Casterton School Housing
DS2 Plans & Elevations
5375/s/b/08
1:100 @A1 Jan-16 rev. -A5

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(ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property.