



## Land at Chapel Lane

**Crook, Kendal, Cumbria, LA8 8LA**

15 acres (6.07 hectares) of attractive amenity pasture and woodland, located within a ring fence at Crook in the Lake District National Park. The land is gently undulating with two pasture fields divided by a parcel of native woodland and a picturesque stream.

**By Informal Tender to be submitted to H&H Land and Estates, Cumbria Tourism Business Centre, Windermere Road, Staveley, LA8 9PL. No later than 12noon on Friday 14<sup>th</sup> March 2025.**

**Guide Price £150,000**





### Key Features

- **15 acres (6.07 hectares) of attractive amenity pasture and woodland**
- **Located in the Lake District National Park, close to Kendal and Windermere**
- **Benefits from roadside access at two points**
- **Picturesque beck providing a natural water supply**
- **Offering an abundance of flora and fauna, including deer and red squirrels**
- **Potential for environmental schemes or biodiversity net gain**
- **Of interest to local landowners, farmers and those with equestrian interests.**
- **Enclosed private camping space and tree swing bordering the stream.**

### Location

The land is situated at Crook in the Lake District National Park, approximately 4 miles west of Kendal and 5 miles east of Windermere. It is easily accessed via the Crook Road from Kendal and only a 15 minute drive from Junction 36 of the M6. Oxenholme Station is approximately 7 miles east which is on the West Coast Mainline.

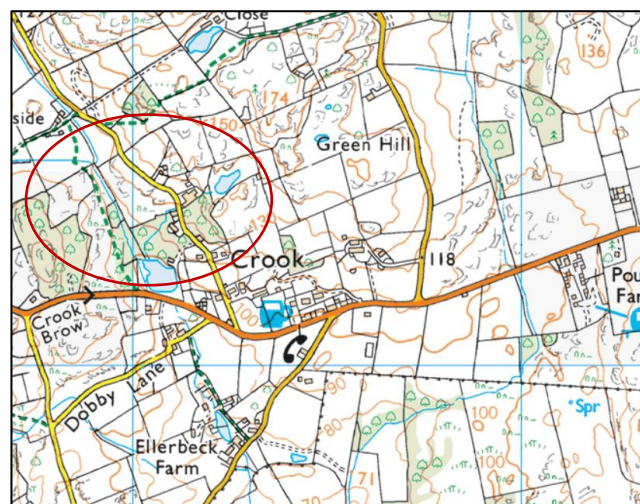
The land is in the heart of the Lake District and within easy access of the towns of Kendal, Windermere and Ambleside, which offer a wealth of shops, restaurants and accommodation. The local area provides numerous leisure opportunities including walking, climbing and water sports. The nearby villages of Staveley and Cartmel are very popular with visitors, with their bakeries, local craft breweries and Michelin Star restaurants.

### Directions

From Junction 36 of the M6 head Northwest towards Kendal on the A590 / A591 for approximately 8 miles. At the Plumgarths Roundabout take the first exit onto the B5284 Crook Road. Continue on this road for 2.3 miles, after passing the Sun Inn take the next right onto Chapel Lane. The land is situated approximately 400m along Chapel Lane on the left and marked by the Selling Agent's board.

**What3Words:** snack.bluffing.argued

**Grid Reference:** SD460954







### Particulars

An excellent opportunity to purchase an area of amenity pasture and woodland extending to around 15 acres (6.07 hectares). The land is ring fenced and comprises of two pasture fields with some natural scrub regen, divided by a parcel of native semi-natural woodland, including a beck which runs directly through the land offering a natural water supply. Roadside access from both Crook Brow and Chapel Lane.

### Tenure

Freehold with vacant possession.

### Access

The land can be accessed from Crook Brow or Chapel Lane. There is a public footpath running north to south through the land adjoining Crook Brow.

### Boundary Responsibilities

The ownership and maintenance responsibilities of the boundaries are indicated with 'T' marks on the sale plan. Where no 'T' marks are shown, the responsibilities are unknown.

### Wayleaves and Easements

The sale is subject to all the existing rights of way, drainage, light, air support and other easements and quasi-easements and outgoings whether mentioned in these particulars or not.

### Services

The land benefits from a natural water supply from a beck running through the site. There are no mains services connected to the site. Interested parties are advised to make their own enquiries in relation to new supplies and associated costs.

### Designations

The land is within the Lake District National Park which is designated as a World Heritage Site.

### Environmental Schemes

The land is not currently entered in any Environmental Stewardship schemes.

### Local Planning Authority

Lake District National Park. Tel no: 01539 724555

### Sale Plan

The sales plan has been prepared by the Selling Agents for the convenience of prospective purchasers. They are deemed to be correct, and any error, omission or misstatement shall not affect the sale. The purchasers must satisfy themselves as to its accuracy.

### Viewing

The land can be viewed at any reasonable time, provided a copy of these particulars are in possession.

### Enquiries

Email: [kendal@hhlandestates.co.uk](mailto:kendal@hhlandestates.co.uk)

Tel No: 01539 721375, Option 3

**Particulars prepared on: 03/03/2025**





## OFFER FORM

**Land at Chapel Lane, Crook, Kendal, Cumbria, LA8 8LA**

1. Name: .....

**Address:** .....

**Post Code:** ..... **Tel No:**.....

**Email:.....**

2. **Best and Final Offer:**

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3. **Buyers Solicitor:** .....

**4. Please provide full details of funding arrangements:**

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**5. Conditions:** [a] Subject to Contract.

Offers to be submitted to the Selling Agents Offices, H&H Land & Estates, Cumbria Tourism Business Centre, Windermere Road, Staveley, LA8 9PL, no later than **12noon Friday 14<sup>th</sup> March 2025** in a sealed envelope marked "Land at Chapel Lane" or emailed to [kendal@hhlandestates.co.uk](mailto:kendal@hhlandestates.co.uk) ensuring to call the office on 01539 721375 (option 3) to check your tender has been received.

**IMPORTANT NOTICE:** These particulars have been prepared for the guidance of intending purchasers. No guarantee of their accuracy can be given, nor do they form part of a contract. The services and appliances have not been tested. Interested parties should make their own enquiries and investigations prior to a commitment to purchase is made. No responsibility is accepted for any loss or expense incurred in viewing the property in the event of the property being sold, let or withdrawn. Please contact the Agent before travelling to view.

**Anti-Money Laundering Regulations:** Prospective purchasers will be required to provide photographic identification and a utility bill proving residency to enable us to comply with the Anti-Money Laundering Regulations.