

59
Main Street
Sedbergh,
LA10 5AB

Cobble Country

Dales & Lakes.

Town & Country Property Agents. Est. 1992

123
Highgate
Kendal,
LA9 4EN

**“Roda House”, Green Lane, Winster,
Windermere, LA23 3NL**

FOR SALE IN 5 LOTS

Formal Tender of bids to Cobble Country Property, 59 Main Street, Sedbergh, LA10 5AB to be submitted by Friday 29th June 2007 12 noon at latest.



Established in the very desirable Winster valley is this House in 8+ acres of grounds offering the sympathetic commercial use of a Nursery. Granted PP in 1972, this property could be refurbished by someone who fulfils the restrictive covenant that requires the owner to have a connection with agriculture. (Please see copies of the two original Planning permissions documents available from our Sedbergh Office)

Further Planning Permission was granted in 1980 for a separate bungalow with similar restrictions and this is also offered for sale either separately or together as a whole. There are a total of five plots on offer and full details are available from the agents. A summary sheet from the Lake District National Park Planning Authority is attached to details.

Viewing is strictly by appointment on set days and you are cordially asked to respect the owner's request in this matter.

Porch:

7' 2" x 9' 3" (2.19m x 2.84m)

Glazed entrance with strip flooring, panelled wood pattern walls and triple light.

Dining Room:

13' 9" x 13' 9" (4.2m x 4.2m)

Two large paned glazed wall windows to garden (one each side of French doors) to rear of property. Window to front looking over front door entrance. Fan to ceiling, triple spot lights. Serving hatch from Kitchen. Open tread stairs to first floor. Through to inner hall.

Lounge:**16' 0" x 13' 9" (4.9m x 4.2m)**

Directly off the Dining room, the door leads to the Lounge with south facing window over the lake. Charnwood solid fuel Cast Iron stove with benefit of boiler for central heating. Television point. Sockets.

Utility:**9' 2" x 7' 6" (2.8m x 2.3m)**

Units continued from kitchen. Electric cooker in black with hood. Plumbed for washing machine. Strip light to ceiling and door to outside.

Kitchen:**13' 9" x 10' 2" (4.2m x 3.1m)**

Oak wall and base units. Stainless steel sink and drainer with mixer tap. Green flecked worktop. Oil fired Aga in white. Strip light to ceiling. Tiles with fruit feature motifs random placed. Sliding door to hall and serving hatch to dining room. Opening to utility.

Window to rear garden.

Bathroom Room:**7' 6" x 6' 10" (2.3m x 2.1m)**

Avocado three-piece bath suite. Shaver light. Electric heater. Tiled floor and walls.

**Dining Room****Kitchen****Bedroom One:****13' 9" x 12' 5" (4.2m x 3.8m)**

Double bedroom to front of house. Large south facing window with views of lake. Fitted wardrobe. Centre light.

From Dining Room take stairs up to Landing and :

Upper Hall: Fitted cupboard with hot water tank and storage. Carpet to floor. Doors to: Bedrooms 2,3, 4 and shower room.

Bedroom Two:**16' 0" x 10' 9" (4.9m x 3.3m)**

Double bedroom with window to front- views of the Lake. Under eaves storage, Fitted wardrobe.

Bedroom Three:**11' 5" x 11' 1" (3.5m x 3.4m)**

Third double bedroom with south facing window to front. Under eaves storage. Limited headspace.

Bedroom Four:**24' 11" x 10' 2" (7.6m x 3.1m)**

Very spacious bedroom with window to rear looking out over the garden. Two under eaves storage cupboards. Fitted wardrobe with additional shelving unit. Window to side.

Shower Room:**7' 10" x 6' 2" (2.4m x 1.9m)**

Glazed door into shower room. Three piece white shower suite with power pump. Panelled wood walls with white tiles in cubicle. Lino flooring, large window to side.



Drive through to Green houses



Garden

Externally: The property is in an ideal tranquil haven for wildlife. Deer, badgers, rabbits, and an incalculable number of birds seem to occupy this peaceful corner of the Lake District National Park. Just a short drive away from the Lake Windermere and about half a mile outside the popular Winster village, this Nursery has been established since the 1970's. Successfully growing Pieris-forest flame, the present owners are seeking to retire and are therefore welcoming interest from either someone wishing to purchase one or more of the Lots on offer. The buyer(s) must satisfy themselves that they qualify to live and/or work at any / all Lots with which they choose to make an offer with regard to the Agricultural occupancy restriction placed on the Property when Planning permission was granted. The Fenced water supply area on plan is to be retained (with access rights) by purchaser of Lot 1. Water will be supplied to other Lots from this source with operational costs apportioned.

LOT 1: Roda House and pond and land (and Fenced water supply withheld in Lot 4).

Guide Price - £420,000

LOT 2: Building plot for 3 bed bungalow and land and sheds.

Guide Price - £225,000

LOT 3: Wooded land with gate access to road

Guide Price - £10,000

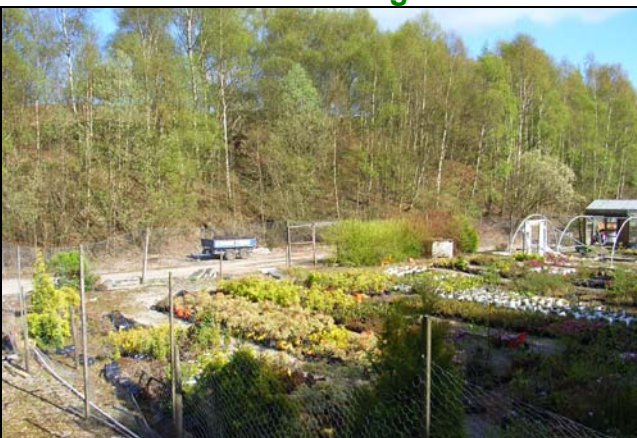
LOT 4: Greenhouses, and growing on area to North of site with access through A-B

Guide Price - £75,000

LOT 5: Woodland with pond

Guide Price - £20,000

LOT 4 : Growing on area



LOT 4 : Greenhouses



LOT 4 : Growing on area



LOT 4 : Greenhouses



LOT 4 : woodland



LOT 4 : woodland



LOT 1 : Water supply (Fenced)



LOT 1 : Looking through to Roda House



Directions:

Driving from Winstar on the road into Bowness, take the road to Lindeth on the right opposite High Mill farm. 300 yds along there, turn right into Green Lane and Roda House is on the left. Drive through and past the main house to the Greenhouses area where there is adequate parking.

Viewing: Please contact Cobble Country to arrange an appointment for a predetermined open day. Strictly by prior appointment only.

As Roda House is an operational business and all plant, machinery and buildings are in use for such business, you are kindly requested to preferably undertake your viewing without pets or children to distract your attention. The land and property is the livelihood of the owners and viewing inside any buildings (other than your appointed and accompanied viewing inside Roda House) is strictly forbidden. Your confirmation with this request is acknowledged by acceptance of your appointed viewing slot.

On the appointed day and after arriving as above to the parking area next to the Greenhouses, **please feel free to look around the general area and all the Lots for which you have the details before your appointed viewing time at the Roda House.** Our representative will then be happy to show you around the house and answer further questions you may have about the whole property. Should we not be able to satisfy your answers immediately in your viewing slot, we will do our utmost to find out that day if possible and seek you out at a later time after all scheduled appointments have been completed. If we are unable to provide you with a satisfactory answer that day, then we will attempt to do so at our earliest when that information is available.

Tel : 015396 21000

Fax : 015396 21710

E-mail : cobblesedbergh@yahoo.co.uk

Utilities: Mains Electric. Private water, drainage to septic tank. Solid fuel central heating.

Title: Freehold

FREE VALUATION

In order to assist you in the possible purchase of this property, we can offer, without obligation and free of charge, experienced and professional help on the valuation and / or opportunities for your own home. We can advise you on options that may be suitable for the current market as well as in its present use.

NOTE

As you are aware, your home is at risk if you do not keep up the repayments on a mortgage or any other loan secured on it.

MORTGAGE

We can offer, without obligation and free of charge, experienced and professional advice and help on mortgage finance. We will try, on your behalf, to obtain the best deal available to you. Written quotations available on request.

MAKING AN OFFER

The Money Laundering Regulation 2003 came into effect on 1st March 2004. Cobble Country Property, as agents for the sale of the property, are required to formally check the identification of the purchaser of the property. In addition, the purchaser is required to provide information regarding the source of funding for the transaction.

DISCLAIMER

The use of photographs for this publication are for your information only, it should not be assumed that any fixtures fittings or contents seen within the photographs are included in the sale. All information included within the details have been given by the vendor and it is also not to be assumed that there is proof of this information or documents to support it and that enquiries should be independantly made.

None of the statements or measurements contained in these particulars are to be relied on as statements of or representations of fact. None of the services, appliances or equipment mentioned has been checked by Cobble Country Property to ascertain if they are in working order. Buyers must arrange for their own reports and surveys. Where extensions or alterations have been carried out Buyers must check that Planning Consents and Building Regulations have been obtained and complied with. Properties are offered for sale subject to contract. No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being sold, let or withdrawn. All negotiations must be conducted through the agency of Cobble Country Property.

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LOT 2: Building plot for 3 bed bungalow and land and sheds.

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LOT 3: Wooded land with gate access to road

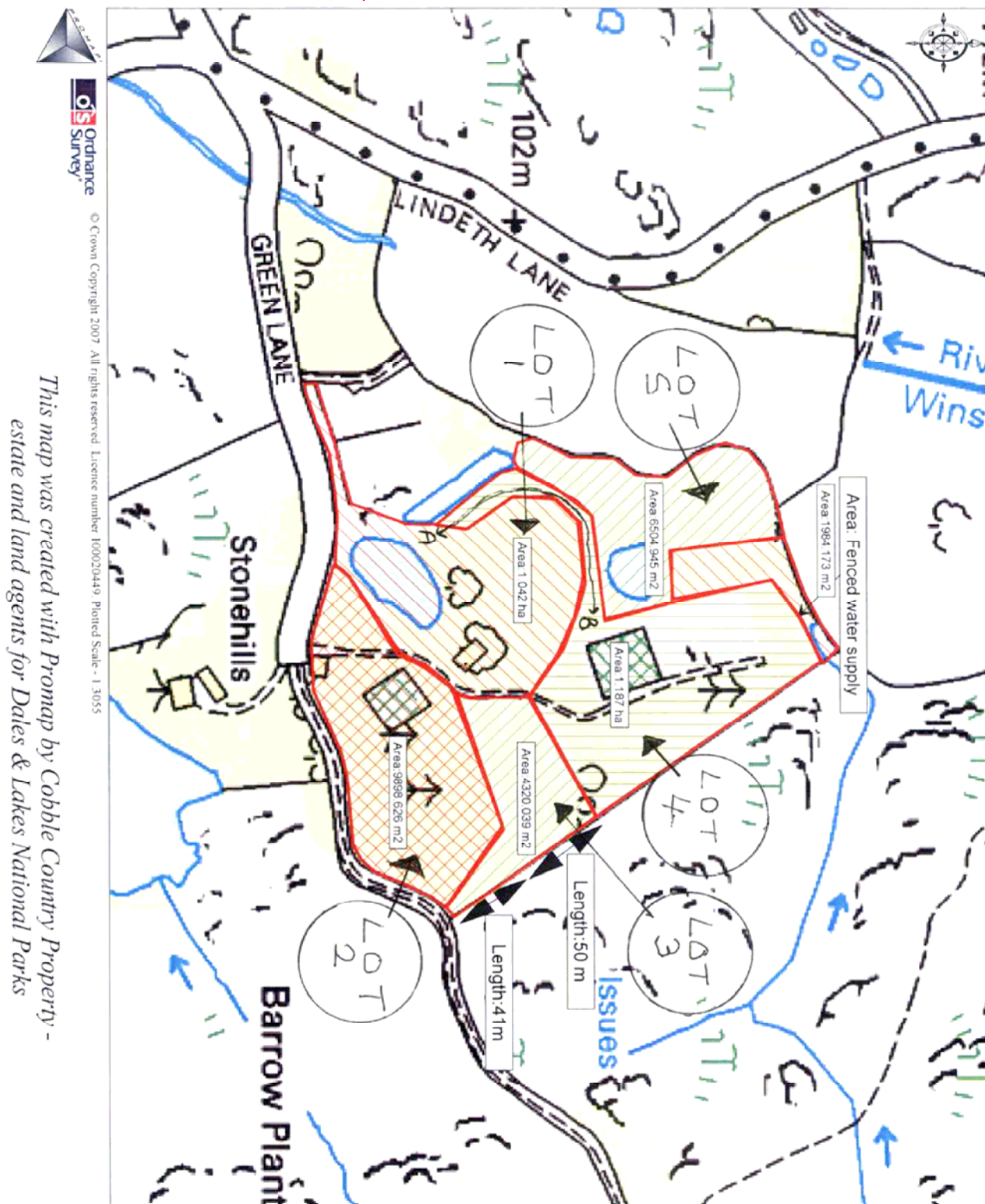
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LOT 4: Greenhouses, and growing on area to North of site with access through A-B

Guide Price - £75,000

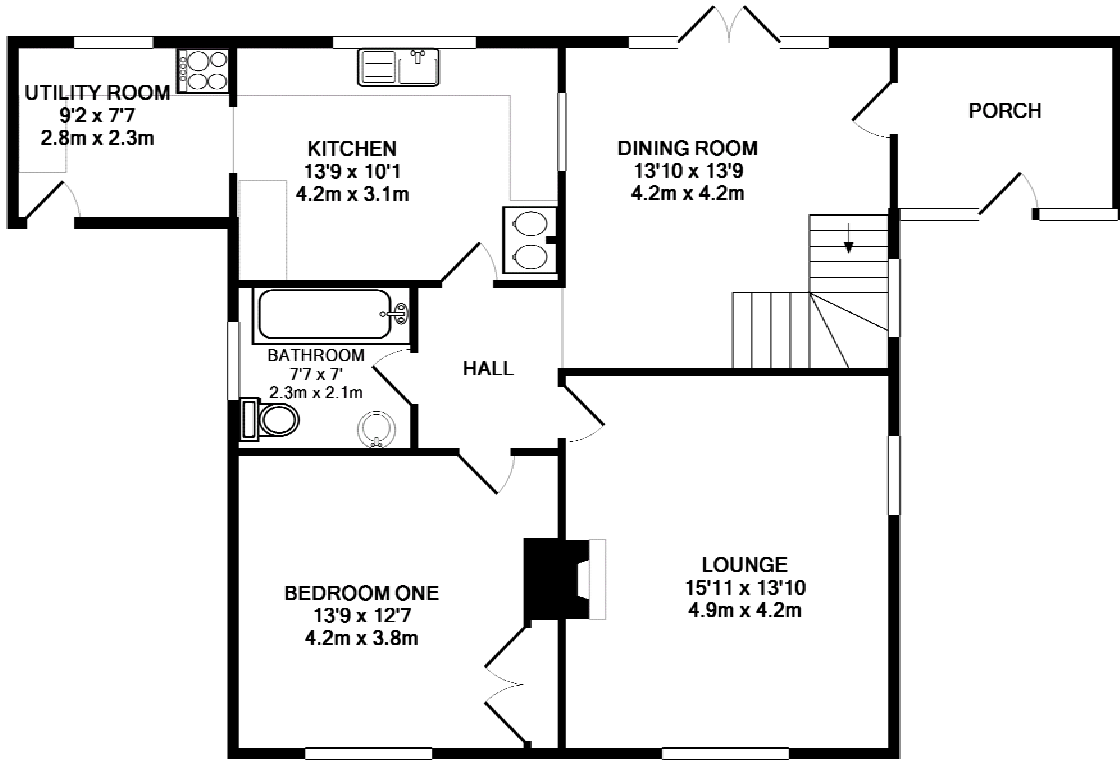
LOT 5: Woodland with pond

Guide Price - £20,000

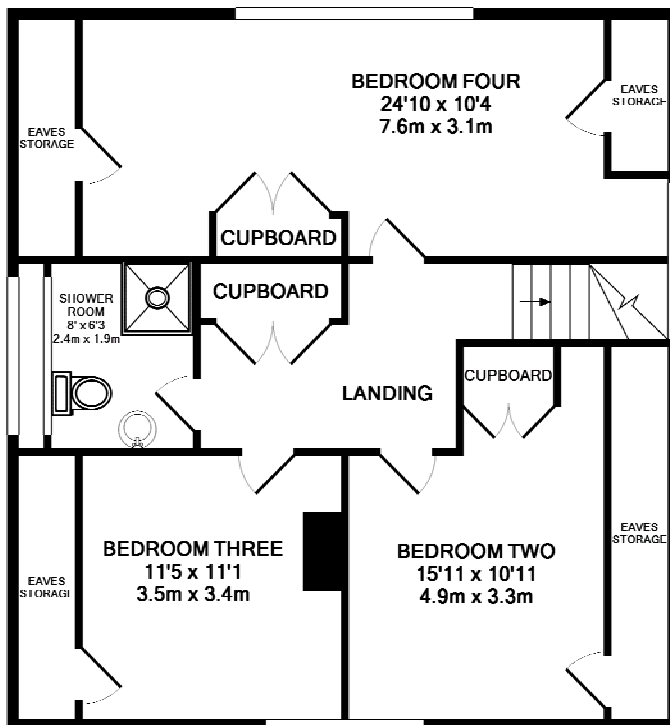


Roda House and land for sale as separate lots or as a whole by tender to the offices at
53 Main Street, Sedbergh, LA10 5AB by noon on 29th June 2007
All measurements and areas given are estimates and solely as a guidance to the actual Lots on offer.

*This map was created with Promap by Cobble Country Property -
estate and land agents for Dales & Lakes National Parks*



GROUND FLOOR
APPROX. FLOOR
AREA 88.4 SQ.M.
(951 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 75.7 SQ.M.
(814 SQ.FT.)

TOTAL APPROX. FLOOR AREA 164.0 SQ.M. (1765 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**A summary view from Lake District National Park Planning Officer Mr Neil Henderson for:
Roda House, Green Lane, Winster LA23 3WL**

Roda House

Permission was granted for this house in the early 1970s (outline planning permission NW3194B & reserved matters NW3194C).

The house is not listed, does not lie in a conservation area, and its permitted development rights are intact.

Permission would not normally have been granted for a house in a countryside location like this. The justification was that there was a need for a house to supervise the nursery business. Consequently the permission has a condition attached which requires that the occupier should be employed locally in agriculture or forestry. The current occupiers run the nursery business on site and therefore comply with the condition. Any future occupier who ran the business would also comply.

The Bungalow

Planning permission was granted for a bungalow in the grounds in the early 1980s (outline 7/1980/5472 & reserved matters 7/1980/6059).

Work on the bungalow apparently started within the timescale to keep the permission alive, but has not been completed. Provided that building work commenced prior to 26 August 1985, the permission remains alive, and the bungalow may be completed without a further application.

The bungalow was also subject to a condition restricting occupancy to a local agricultural or forestry worker. However the wording of an identical condition applied elsewhere in the National Park has been challenged legally. The courts ruled that an occupant would comply with the condition provided that they worked in the locality, or in agriculture, or in forestry. The Authority has taken the view that this judgement should apply to all permissions with this particular condition. The meaning of locality is not defined, but if the occupant was employed in the South Lakeland area the Authority are likely to be satisfied that the condition would be met.

IMPORTANT: Please note that this legal ruling does not apply to the condition on Roda House which is worded differently.

Grounds and other buildings.

The grounds of Roda House have been used as a nursery for growing stock and therefore the current planning use is for horticulture. Planning permission is likely to be required for a change of use of the land or buildings to anything other than agricultural use.

Potential Questions & Answers

I want to occupy Roda House but I don't work in agriculture. What can I do?

If the house was occupied by someone who didn't work in agriculture they would be in breach of the planning condition. An application to remove or alter the condition could be made, but for it to be successful it would have to be demonstrated that there was no demand for an agricultural worker's house in the area. This is usually done by marketing the house for a reasonable period of time (at least 6 months, preferably 12 months), at a price which reflects the effect that the condition would have on its value. As there is an existing business on site which requires supervision, it might prove difficult to establish that there is no need in the area.

Could I extend Roda House?

Roda House could be extended under permitted development rights by up to 50 cubic metres, provided that the usual conditions of what is permitted development are met. Larger extensions including any alterations to the roof would require planning permission. The planning authority would have no objections in principle to an extension, but would consider the impact on the existing building and the surrounding area in determining any application. A very large extension would make the house unaffordable for an agricultural worker and therefore is unlikely to be acceptable.

Could I demolish Roda House and replace it with another house?

There is no policy objection to replacing one house with another of a similar size, provided it was of a suitably high standard of design. A house larger than the existing could be problematic as the site is in open countryside, and a larger house is likely to make it less affordable for an agricultural worker. As the current house has an agricultural occupancy condition then any replacement is likely to have one also.

Could I alter the design of the approved bungalow?

Planning permission would be required to alter the design unless it consisted of a very minor amendment. Again there would be no objection in principle to a revised design, but a significant increase in size is unlikely to be acceptable.

Could I put caravans/chalets on the site?

Planning permission to use part of the site for holiday chalets was refused in the 1980s. It is unlikely that planning permission would be granted for chalets or caravans under current policy

Sealed Bid offer for: Roda House, Green Lane, Winster, Windermere, LA23 3NL in Lots 1-5

**To be lodged at offices of Cobble Country Property, 59 Main Street, Sedbergh, LA10 5AB -
by 12 noon on Friday 29th June 2007**

I / we

of

.....Post code.....Tel.....

would like to formally register **my / our** offer for: Please tick boxes and specify Lots No's next to offers

Lot 1 : Roda House and land and additionally land with Fenced water supply

Lot 2 : Building Plot and land

Lot 3 : Wooded area with gated access to South East

Lot 4 : Greenhouses and growing on area to North of site including access A-B

Lot 5 : Land and pond to North West of site with access off Lot 4 A-B road

Lot(s) Offer

Lot(s) Offer

Lot(s) Offer

This offer is made on the basis that if the vendor accepts **my / our** offer above, then I will be in a position to proceed with it subject to the following conditions: (Please delete those that do not apply)

- 1) **The offer is / is not subject to contract**
- 2) **The offer is / is not subject to a house buyers valuation survey**
- 3) **The offer is / is not subject to a structural survey**
- 4) **I have / have not got finance in place and can / can not proceed without applying for further loans or facilities to purchase the property.**
- 5) **I have / have not got a property to sell**
- 6) If I have a property to sell, the outcome of any sales activity with that property will have no bearing on the purchase of the above.

Other conditions (draw a line through if none)

.....
.....
.....

Signed for / on behalf of the named person (s) above

..... /

Dated2007