

Sunny Bank  
Thornthwaite  
Keswick  
Cumbria  
CA12 5SG

Edwin  
Thompson



Potential residential development opportunity subject to planning permission comprising site of approximately half an acre in delightful rural Lakeland situation within three and a half miles of Keswick. Purchasers to make their own planning enquiries.



**Guide Price £250,000**

Ref: K4408615

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### Brief Résumé

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### Description

A rare opportunity exists, subject to receipt of planning permission, to develop a good sized plot in a delightful rural Lakeland situation. Close to the small village of Thornthwaite, and within 3.5 miles of Keswick, the site is positioned at the foot of the steeply rising fellside of Whinlatter Forest, and has fine views to the west across the valley towards the Skiddaw mountain range.

Currently on site is a derelict two bedroomed timber bungalow. A planning application was submitted in 2015 to the Lake District National Park Authority for a replacement two bedroomed bungalow. However, this application was subsequently withdrawn as, for personal reasons, the applicant was unable to progress the matter. We understand that the Lake District National Park Authority are likely to be sympathetic to a more substantial proposal for the site, and that due to the existence of the present dwelling on site, a planning permission should not be subject to a local occupancy condition. However, prospective purchasers will need to make their own enquiries based on individual requirements and proposals.



### Directions

From Keswick take the A66 towards Cockermouth. Pass the turning for Portinscale and then after the next two turnings on the left hand side for Braithwaite, take the next left signposted Thornthwaite. Follow on this road passing the left hand turning into Thornthwaite village and gallery, continue for a short distance and the property is to be found on the right hand side opposite the former garage premises.

### Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

### Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.



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Galashiels  
Keswick  
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Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

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