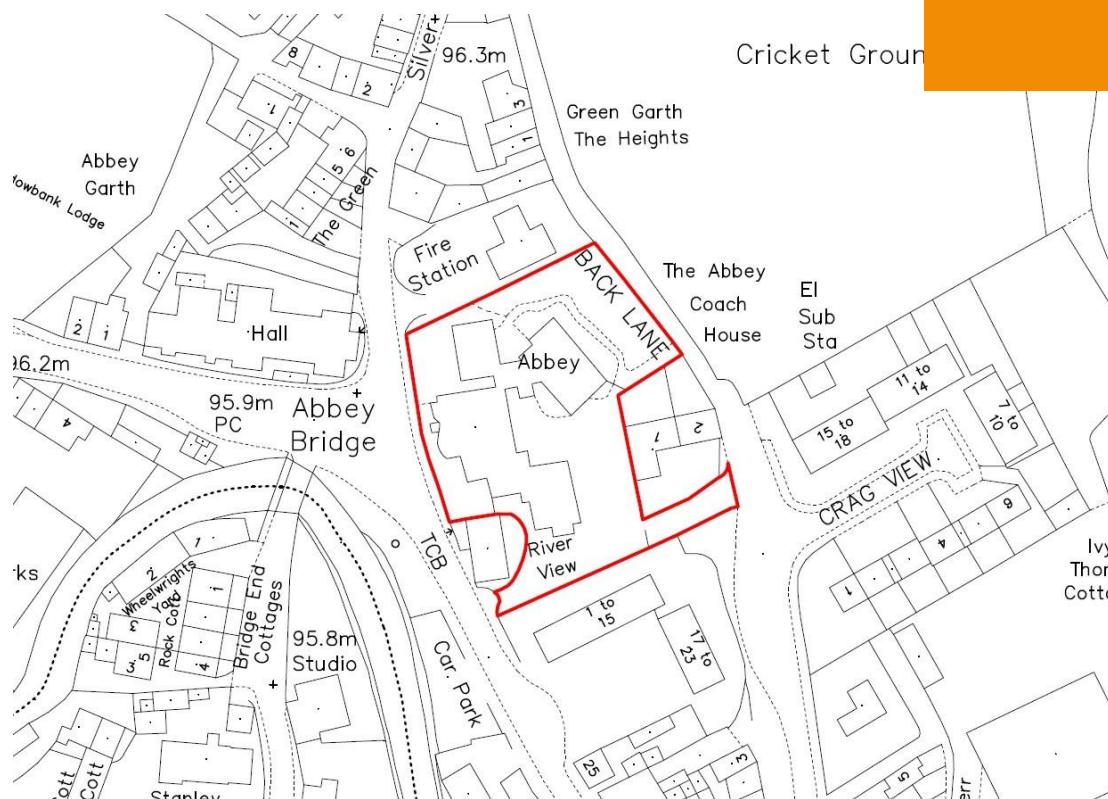


For Sale

On the Instructions of:



**LANDWOOD
GROUP**



FOR SALE BY FORMAL TENDER: THE ABBEY, MAIN STREET, STAVELEY, LA8 9LU

Former Care Home (28 Beds) with alternative development potential (STP).

- Situated in the Lake District National Park
- Gross Internal Area 1408 sq. m (15,156 sq. ft)
- Site Area 0.29 Hectare (0.74 Acre)
- Village location close to A591
- Development potential Subject to Planning
- Windermere 6.5 miles to the west & Kendal 4.5 miles to the south
- Junction 37 of the M6 8.5 miles to the east

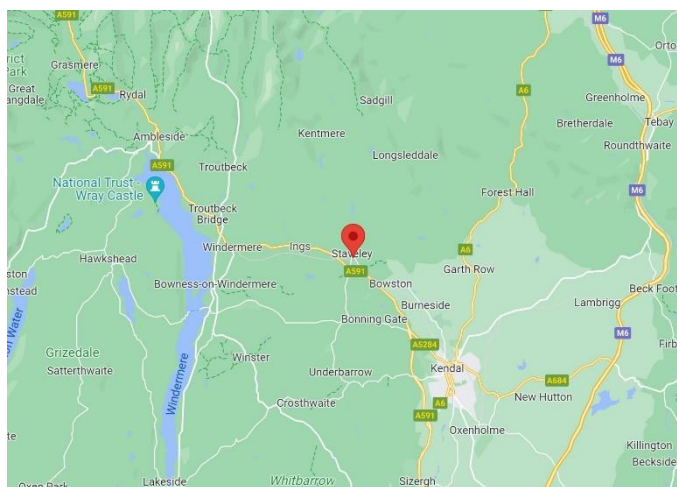
Landwood Group,
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77 Deansgate,
Manchester, M3 2BW

T: 0161 967 0122
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CONTACT

James Ashworth
0161 967 0122
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Tender Submissions by Wednesday 18th January 2023



Location

The property is situated within the village of Staveley, which lies within the Lake District National Park. It is adjacent to the A591, which is the main road to Windermere before heading north through the National Park to eventually link with Keswick.

The market town of Kendal lies 4.5 miles to the south, Windermere is 6.5 miles to the west and access to the M6 at Junction 37 is approximately 8.5 miles to the east.

The property fronts Main Street at its junction with Silver Street, within the centre of the village. Close by on Abbey Square is the village hall and a bus stop for service 555 that links to Bowness on Windermere in 12 minutes and Kendal in 15 minutes.

Description

A former elderly persons 28 bedroom care home. It comprises a detached, originally two and three storey period building that has been extended, with single and two storey additions. The accommodation extends to a gross internal area of 1408 sq. m (15,156 sq. ft).

To the rear, there is surfaced on site car parking and circulation areas, together with some mature landscaped gardens. Access for vehicles is via Back Lane at the rear and is shared with two adjacent dwellings.

The site extends to 0.29 Hectare (0.74 Acre).

The property is considered to have development potential subject to obtaining the necessary consents.

Tenure Information

Freehold.

Legal Costs

Each party will be responsible for their own legal costs.

Accommodation

The Seller has provided us with the following gross internal floor areas:

Floor	Sq. m	Sq. ft
Ground Floor (Northern extension)	282.67	3,043
First Floor (Northern Extension)	95.04	1,023
Lower Ground (Main Building)	164.04	1,766
Ground Floor (Main Building)	426.77	4,594
First Floor (Main Building)	387.62	4,172
Second Floor (Main Building)	51.85	558
Total	1,408	15,156

Planning

We understand that the Local Plan 2020 to 2035 for the Lake District National Park adopted with effect of 19th May 2021 applies.

The property is within the Staveley Conservation Area, where the property is noted as the former Abbey Hotel and is of streetscape merit. The extensions are not included. Planning policies within Conservation Areas, provide for retention of existing buildings, particularly those enhancing the quality of the area. We understand that demolition of part will require conservation area planning consent as will any alternative use development. The property is not listed.

The local Housing policy notes a need for 156 affordable dwellings to be constructed per year within district and that these dwellings should offer local residential housing and not primarily second homes or holiday accommodation. This is defined by Core Strategy Policy 15, 18 and 19.

Interested parties should consult directly with the Local Planning Authority, which is the Lake District National Park:

<https://www.lakedistrict.gov.uk/planning>

Tel: 01539 724555

Email: planning@lakedistrict.gov.uk

EPC

Energy Asset Rating C.

Viewings

Open Viewings are planned for the dates below.

If you wish to attend, you must book on the date you wish in advance by contacting us on 0161 9670122, or by emailing agency@landwoodgroup.com

If you require access to site for an extended period to carry out a survey, or to carry out site investigations let us know with at least 7 days notice and we will try to accommodate you.

- Wednesday 7th December: 12:00 to 1:30pm
- Tuesday 20th December: 12:00 to 1:30pm
- Tuesday 10th January: 12:00 to 1:30pm
- Tuesday 17th January: 12:00 to 1:30pm

Tender Pack

A Tender Pack containing the following is available on request from Landwood.

1. Conditions of tender and sale;
2. Sale plan;
3. Form of tender;
4. Guidance notes;
5. Title documents;
6. Searches;
7. Replies to CPSE 1 with enclosures

Tender Process Overview

Any person wishing to purchase the Property (the “**Tenderer**”) must complete and sign the Form of Tender and return it, together with the printed conditions, in an envelope which is clearly marked “**Tender Return - The Abbey, FAO Kirsty Brough, Legal and Democratic Services, Cumbria County Council, Cumbria House, 117 Botchergate, Carlisle, Cumbria CA1 1RD**” before **12:00 hours on Wednesday 18th January 2023** (the “**Tender Closing Date**”). Tenders arriving after the Tender Closing Date will not be considered.

To be compliant the offeror must include a bankers draft or cheque drawn on a solicitors client account equal to 10% of the amount of Tender.

A decision will be made as soon as possible and should a Tender be accepted the date of the Contract will be the date of dispatch of the Letter of Acceptance. **Completion will take place on or before 17th February 2023.**

Important Information

Please note:

- Cumbria County Council does not undertake to accept the highest, or any Tender.
- Only unqualified and unconditional Tenders of a specific amount will be considered.
- Tenders must be submitted fully compliant with the Conditions of Tender and Sale contained within the Tender Pack to be considered.

Price

Tenders are invited. Interested parties must form their own opinion as what level of Tender to submit.

Buyers Administration Fee

The purchaser agrees to pay on completion a Buyers Administration Fee (subject to VAT in addition) calculated at 1.5% of the price paid.

Cost of Searches

The purchaser agrees to pay on completion the cost of searches of £569.52 (inclusive of VAT).

Date of particulars: November 2022





Rear Extension



Main Building Interior



Example Bedroom



Kitchen Area



Utility Area



Example Lounge