

**Oakbank Fold  
Loweswater  
Cockermouth CA13 0RR**



*Oakbank Fold, Loweswater*

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# A development of quality properties set in a prominent picturesque position in beautiful Lakeland countryside.

Cockermouth town centre 6 miles – Keswick 11 miles – J40 M6 28 miles – Carlisle 30 miles

Viewing of all properties: Strictly by Appointment

## Location Plan



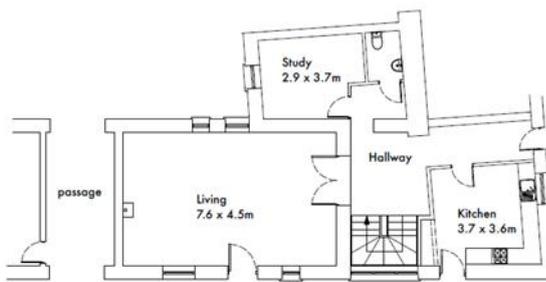
**Promap v2**  
LANDMARK INFORMATION

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Licence number 100022432  
Plotted Scale - 1:50000. Paper Size - A4

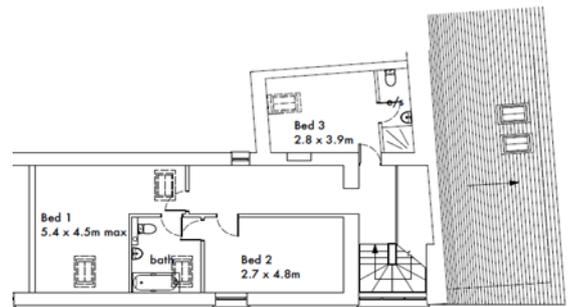
For those using 'Sat Nav' systems input the postcode CA13 0RR. The property is marked with 'For Sale' boards

# Oakbank Fold

A substantial house with spacious accommodation consisting of a large lounge and three bedrooms. There is a large rear garden and ample parking. There is shared vehicular access to the rear garden.



GROUND FLOOR PLAN  
OAKBANK FOLD, LOWESWATER



FIRST FLOOR PLAN  
OAKBANK FOLD, LOWESWATER

## Further Information

**Method of sale:** The property is offered for sale by Private Treaty.

**Services:** Mains electricity and water; Shared drainage treatment plant.

**Tenure:** Freehold, there is a shared entrance drive

**Occupancy Conditions:** The property has a "Local Occupancy Clause" upon it and there is a document that can be supplied to explain this in more detail from the agents.

## VALUE ADDED TAX (VAT):

VAT will not be charged on the sale.

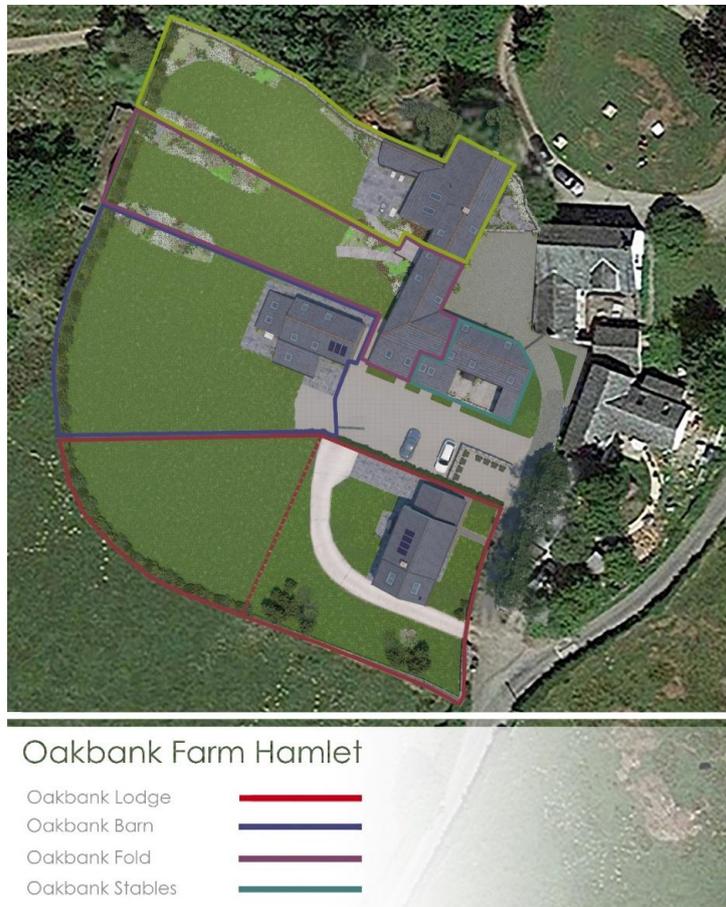
## DATE OF PREPARATION:

September 2020.

**Guide Price: £325,000**

The Fold is part of the “Oakbank Development” which is set in a remarkable and desirable location within the Lorton Vale, with wonderful views towards Grasmoor and Grisedale Pike to the east, down the valley to Crummock Water and Buttermere in the south and the Loweswater and Fellbarrow range to the west. The hamlet of Oakbank consists of 7 houses, 5 of which are being developed by a sympathetic local developer who is bringing to “life” the range of traditional buildings that help make up Oakbank. It will be a delightful place to live.

The properties sit on generous plots providing a fantastic opportunity to escape to, and work in, a rural idyll in the Lake District yet within easy reach of all amenities in the towns of Cockermouth and Keswick.



**The development comprises:**

Oakbank Lodge is a modern two storey three-bedroom detached house with planning consent to provide a new master bedroom with en-suite facilities and a further lounge – both with spectacular views. The Lodge is available for immediate occupation.

Oakbank Barn, Oakbank Fold and Oakbank Stables have been converted from original stone buildings to a very high standard using traditional materials and local builders and craftsmen. All these properties have three bedrooms and provide spacious accommodation with far reaching views.

Oakbank Farmhouse is a traditional Cumbrian farmhouse which has been extended to provide a spectacular master bedroom with en-suite facilities, a large open living area, a modern kitchen area, two additional bedrooms – all creating a large family home. The original building has been refurbished with a new roof, new chimneys, and new ground floors.

The Farmhouse and the barn conversions will be completed to a “first fix stage” including main electricity, water and drainage. They have been reroofed and refloored. In the barns all exterior doors are stained hardwood and the windows are stained hardwood double glazed units. Purchasers can finalise the design to suit their own needs and budget and choose all the fittings.

Purchasers will have the option of (i) purchasing as a self-finish project, (ii) using the current site builder or (iii) using their own builder to complete.

### **Oakbank Fold**

Exchange of conditional contracts will be required as soon as a price is agreed with a Purchaser. Legal completion will occur only if by the long-stop date – June 30 2021 – the vendor has delivered to the purchaser an Architects Certificate to the effect that the works specified below and not completed at contract have been completed.

Landscaping and fencing will be dealt with separately with a different long-stop date and failure to complete the landscaping work will not prevent legal completion from occurring. If the landscaping work has not been completed by legal completion then the purchaser can retain an amount until a long-stop date – September 30 2021. If the work is completed by the long-stop date by reference to an Architects Certificate, the payment is released. If it is not then the purchaser will retain the landscape retention amount and that is the end. A note of the landscape retention works and amounts are also referred to below.

#### **Works to be done prior to legal completion:**

- i) Ground floors (with pipes in floor for underfloor heating).
- ii) First floors (but not stairs).
- iii) Roof to be re-slatted (other than Welsh slatted area) with rooflights as per planning and provision for a chimney.
- iv) Windows and doors to be fitted in the style approved by LDNPA.
- v) Utility connections (sewerage, rainwater, mains water and electricity) to have been provided to the property.
- vi) Internal door openings created.

#### **Landscaping**

- i) The retention amount is GBP25,000 and is to cover:
- ii) A general levelling following the contours of the land and a covering of top soil. Estate style fencing/sheep proof farm fencing as marked on the boundary plan.
- iii) The passageway floor will be finished.
- iv) Parking area paved as marked.

#### **Rear Track**

Will be resurfaced; will be owned by the Farmhouse.

The following will have a right of access over it including vehicular. All will have an equal share to contribute to upkeep.

- i) Farmhouse.
- ii) Fold.
- iii) Barn.
- iv) Pony Paddock People.
- v) Oakbank Farm (Loweswater) Property Limited (which can grant rights to others).

#### **Front track (other than entrance)**

Will be owned by the Farmhouse. The following will have a right of access over it. All will have an equal share to contribute to upkeep.

- i) Farmhouse.
- ii) Fold.
- iii) Barn.
- iv) Stables.
- v) Lodge.
- vi) Rosewell (pedestrian only).
- vii) Moongate.

#### **Communal Septic System**

It will be owned by the Farmhouse and the electricity supply will be via the Farmhouse and paid for by the Farmhouse. All five properties will have right to use and an obligation to contribute to operation and maintenance and ultimately replacement.

#### **Additional Restrictions/Covenants for all 5 Properties**

- i) No caravans etc.
- ii) [No commercial vehicles.]
- iii) Visitor parking.
- iv) Bin Area maintenance etc.
- v) Compliance with all Planning Approval requirements and retention/maintenance/replacement of any bat boxes on the property.

NB. All properties have mutually beneficial wires/pipes easements that all also benefit Oakbank Farm (Loweswater) Property Limited and all land.

A lawyer at a completely independent law firm is available to facilitate transactions and Purchasers are encouraged to use that lawyer. The lawyer is from Butterworths. To reflect the efficiencies this will give rise to the Vendor will meet up to GBP1,000 of a Purchaser's legal expenses if this lawyer is used for a purchase of the property.

## Local information

Oakbank Development lies within the Lake District National Park in Lorton Vale, south east of the popular market town of Cockermouth and close to the village of Lorton. It is surrounded by some of the most spectacular mountains in the Lake District such as Grasmoor and Grisedale Pike. Loweswater and Crummock Water are two miles to the south. Keswick is easily reached via Whinlatter Pass, with its fine viewpoints, fabulous walking trails and world class mountain biking. The A66 at Keswick continues east to Penrith and the M6 motorway.

Lorton Village has a village shop, primary school, 12<sup>th</sup> century church, tennis club and award-winning public house. An historic public house "The Kirkstile Inn" is situated within easy walking distance. The properties are also very well located to an abundance of amenities being only 15 minutes to the historic market town of Cockermouth. There are primary and secondary schools in Cockermouth.

The A595 provides easy access to Carlisle, the M6, south to west Cumbria and the Solway coast. The railway stations at both Carlisle and Penrith provide regular main line services to both the north and south, London is only 3 hours away.





A view looking south west



Low Fell summit looking down over Crummock Water and Buttermere



View west to Low Fell



View west to Low Fell

## **IMPORTANT NOTICE**

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property. Photographs and artists impressions are as at June 2020.
2. Plans are not to scale, are for guidance only and do not form part of a contract.
3. Services and appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent.
5. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; *Promap* mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error.
6. Only those items referred to in the text of these particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, not form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Vendor's solicitor.
8. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness.
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