

HACKNEY & LEIGH

Backbarrow

£400,000

Former Haverthwaite Surgery, Backbarrow, Ulverston, LA12 8QF

Calling all investors and developers, we have something super exciting for you!
Former Haverthwaite Surgery, with 12 rooms that were used as a Doctors Practice, have kitchen and bathroom facilities on both ground and top floor. A large front entrance and hallway as well as a large car park.
This property has planning permission to change it into 3 attached houses. Local Occupancy conditions apply.

Quick Overview

House 1 - 2 bedrooms, 1 bathroom, 2 WC
House 2 - 3 bedrooms, 1 bathroom, 2 WC
House 3 - 3 bedrooms, 1 bathroom, 1 ensuite shower room, 2 WC
Garden to the back and sides of the property
Has Planning Permission to develop 3 attached houses
Currently 12 rooms
Kitchen, shower, WC facilities
Off road parking
Ultrafast fibre to the premises

Property Reference: W6334

Ultrafast Firbre available

Off Road Parking



Entrance Hall



Room 2



Room 11



Room 5

The property has planning permission to convert 3 attached two storey properties. Home 1, on the left, ground floor will accommodate a front porch, 2 bedrooms , bedroom 1 with underfloor heating and a bathroom and the first floor will offer a living/dining room, kitchen and utility and a WC . This home is sized at 86 sq m in the internal area.

The middle house will be similar to the first house with the ground floor offering a front porch area, 3 bedrooms, 1 bathroom and underfloor heating in the hallway and ascending to the first floor, you will find the living/dining room, kitchen and utility and a WC. This home is sized at 100sq meters on the internal area.

The end home is slightly bigger than the previous two homes. A porch on entrance, leading to a larger 3 bedrooms with bedroom 1 boasting an ensuite shower room and 1 separate bathroom. The hallway is underfloor heated. The lower floor offers a living/dining room with kitchen and utility and WC. This home size internally is 116 sq m.

Planning permission was granted 27/03/25 with reference number 7/2024/5671 and full details can be seen on the Lake District National Park website. www.lakedistrict.gov.uk/planning and using their search tool.

Outside the property there is off road parking for the property as well as an electrical charging point and a garden that surrounds the back and sides of the building.

Property Information

Tenure: Freehold

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

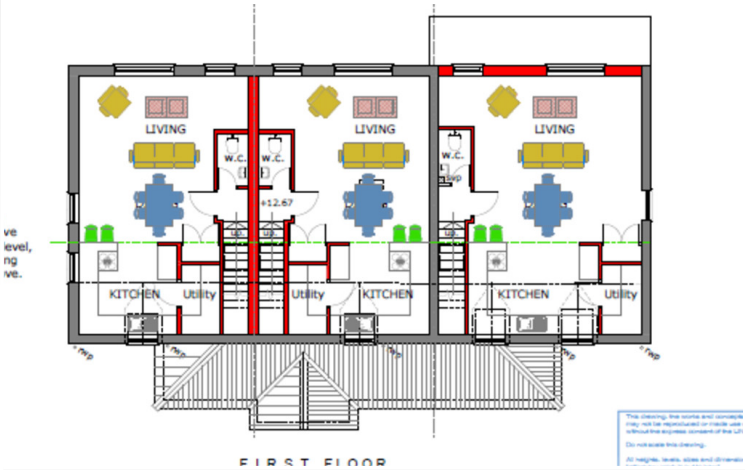
Viewings: Strictly by appointment with Hackney & Leigh.

What3words & Directions: ///command.conqueror.ally
From Windermere follow the A590, Continue straight onto Lake Road, Cragg Brow, and follow A5074 at the round about. Continue down on the A590, a long way. At the Newby Bridge roundabout , take the second exit onto A590. Turn right onto Lewis Garth Road, just before the train station and the Former Haverthwaite Surgery will be on the left hand side.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Room 6



Ground Floor



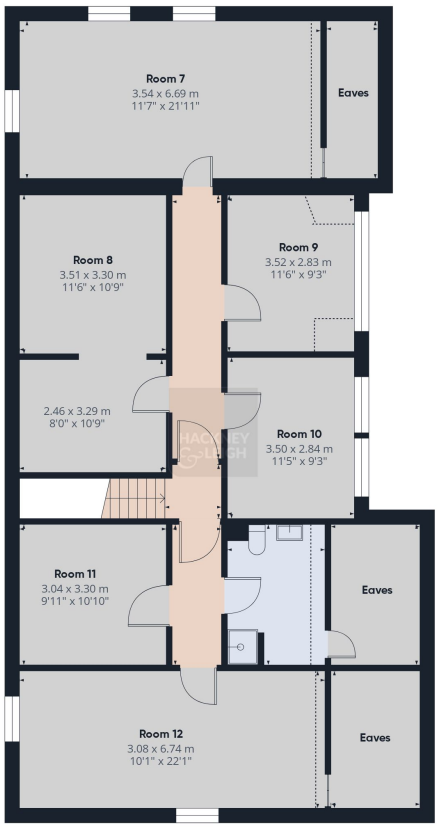
Upper Floor



OS Plan



Ground Floor



First Floor

Approximate total area(1)

284.1 m²

3060 ft²

Reduced headroom

19.9 m²

214 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by https://checker.ofcom.org.uk/en-gb/broadband-coverage on 09/03/2026.

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