

FOR SALE



**THE PEARSALL BUILDING - FERRY LANDING,
FAR SAWREY, AMBLESIDE. LA22 0LP**

**EXCEPTIONAL LAKE DISTRICT LOCATION
OUTSTANDING VIEWS OVER LAKE WINDERMERE**



HUGE REDEVELOPMENT POTENTIAL (subject to planning)

DETACHED OFFICE/ RESEARCH LABORATORY/ CONFERENCE FACILITY

**DIRECT SHORELINE ACCESS TO THE LAKE
ADJACENT TO THE WINDERMERE CAR FERRY LANDING**

GROSS INTERNAL AREA: 598.49 SQ M (6,441 SQ FT) PLUS BASEMENT

OFFERS INVITED IN EXCESS OF £500,000



www.carigietcowen.co.uk
Suite 2 Telford House, Riverside,
Warwick Road, Carlisle CA1 2BT
E-mail: carlisle@carigietcowen.co.uk

Zoopla

propertylink



SUMMARY

Located in perhaps one of the most unique locations within the Lake District National Park with unrivalled views across Windermere, this superb site offers great potential for redevelopment (subject to planning). **The Pearsall Building** provides a wonderful opportunity for visionary buyers to create an exceptional residential/ holiday let scheme or for continued use as an office HQ or small conference facility.

Purpose built in 1973 for the Freshwater Biological Association, **The Pearsall Building** presents a striking and distinctive design against the more traditional Lakeland stone built Ferry House adjacent. The accommodation currently offers modular offices and laboratory space over ground and first floors in addition to a galleried library area. There are also extensive basement areas and a large flat roof terrace which could with adaption be much more intensively utilised. Externally, there is onsite parking for approximately 17 cars, a number of storage sheds off a gravelled yard, and of particular note ownership of a stretch of Windermere's shoreline.

Direct access to the lake is gained via a shallow shelving beach, alternatively a nearby 12 metre long jetty and mooring may be available to rent via a licence agreement, for visiting boats.



PLANNING

Potential buyers are encouraged to make their own enquiries to the Lake District National Park Authority.

We understand that the current use of **The Pearsall Building** falls within class B1; Business, Offices, Research and Light Industry.

LOCATION

The Pearsall Building is accessible via the Windermere Car Ferry service from Bowness to Far Sawrey although passengers are advised to check timetables in advance. Alternatively, from Ambleside follow the signs for Hawkshead via the B5286 to join the B5285 which takes you past Esthwaite Water and through the hamlets of Near & Far Sawrey. If travelling from the south, exit the M6 at J36 to take the A590 to Newby Bridge and cross the River Leven to follow signs for Lakeside Hotel, continue along the unnamed road, later following signs for Sawrey, Ferry and Hawkshead.

Messrs Carigiet Cowen for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

3) no person in the employment of Messrs Carigiet Cowen has any authority to make or give any representation or warranty whatever in relation to this property.



ACCOMMODATION/ FLOOR AREAS

Ground Floor

Offices, Conference Room and Galleried Library	309.04 sq m	(3,326 sq ft)
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First Floor

Offices and Laboratory Space (access to roof terrace)	289.45 sq m	(3,115 sq ft)
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Basement

Stores and Biomass Boiler Room	216.40 sq m	(2,329 sq ft)
Additional storage with headroom < 1.5m	76.01 sq m	(818 sq ft)

External

Total Site Area	0.2774 Ha	(0.69 acres)
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Includes just under 100m of Windermere's shoreline, a tarmac surfaced car park and gravelled service yard with a number of storage sheds.

TENURE

Freehold. Vacant possession on completion.

SERVICES

Mains electricity connection, private borehole water supply, connection to foul water drainage treatment plant maintained by United Utilities, and a biomass boiler heating system. High speed broadband connection.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available shortly.

RATEABLE VALUE

The Pearsall Building is described by the VOA as a Research Establishment with a 2017 List Rateable Value of £56,500. However, the current RV includes accommodation which is not included with this sale and as such the building will require reassessment following completion.

LOCAL AUTHORITY

South Lakeland District Council: 01539 733 333

PLANNING AUTHORITY

Lake District National Park Authority: 01539 724 555



SALE PRICE

Offers in-excess of **£500,000** are invited for the freehold interest in **The Pearsall Building**

VAT & COSTS

VAT, if applicable, will be charged at the prevailing rate.

Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment through the agent, Carigiet Cowen, internal inspections will be accompanied.

For further information, contact:-

Mike Beales | Tel: 01228 635003 | Email: mbeales@carigietcowen.co.uk

Richard Percival | Tel: 01228 635006 | Email: rpercival@carigietcowen.co.uk

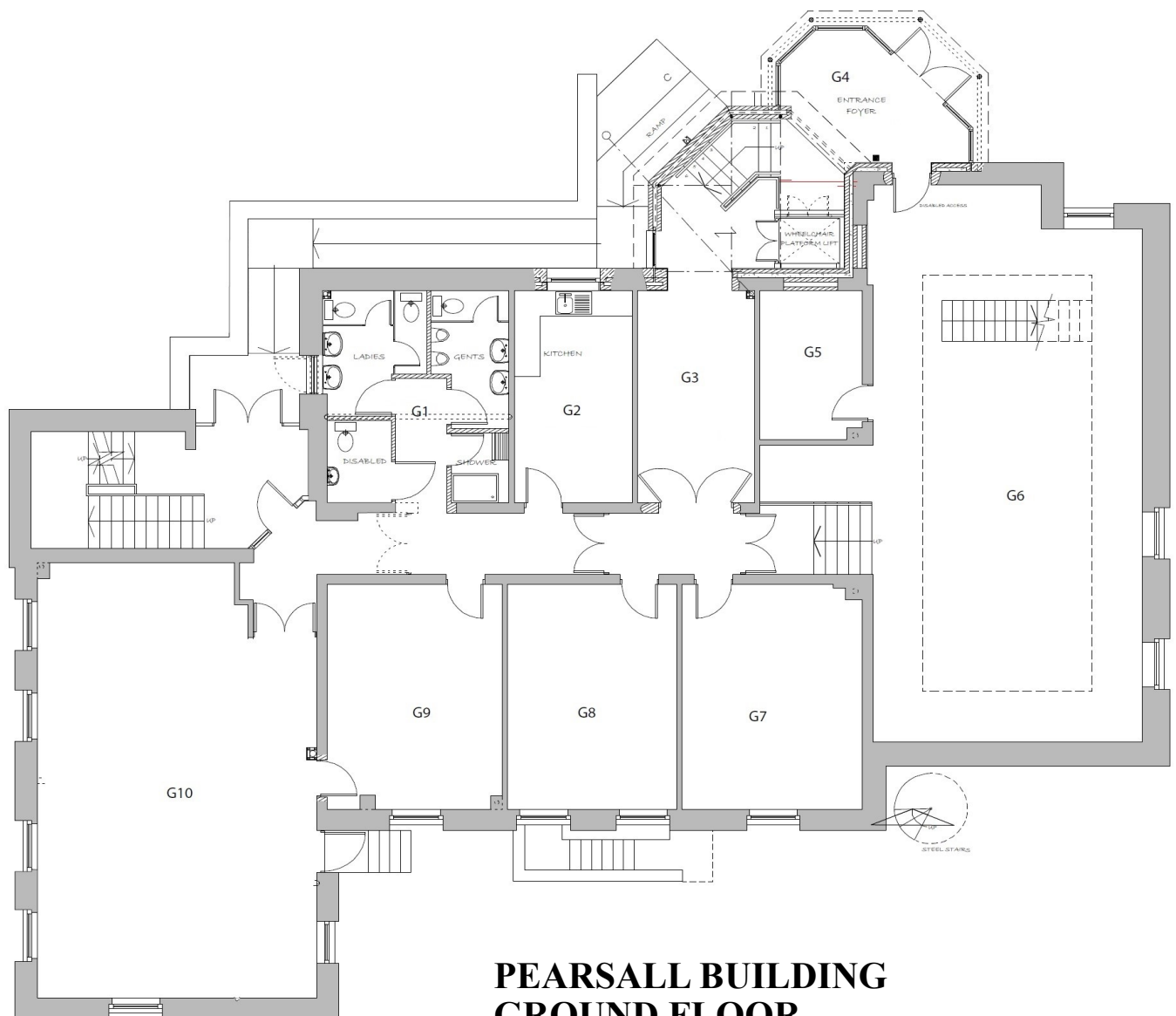
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PEARSALL BUILDING GROUND FLOOR

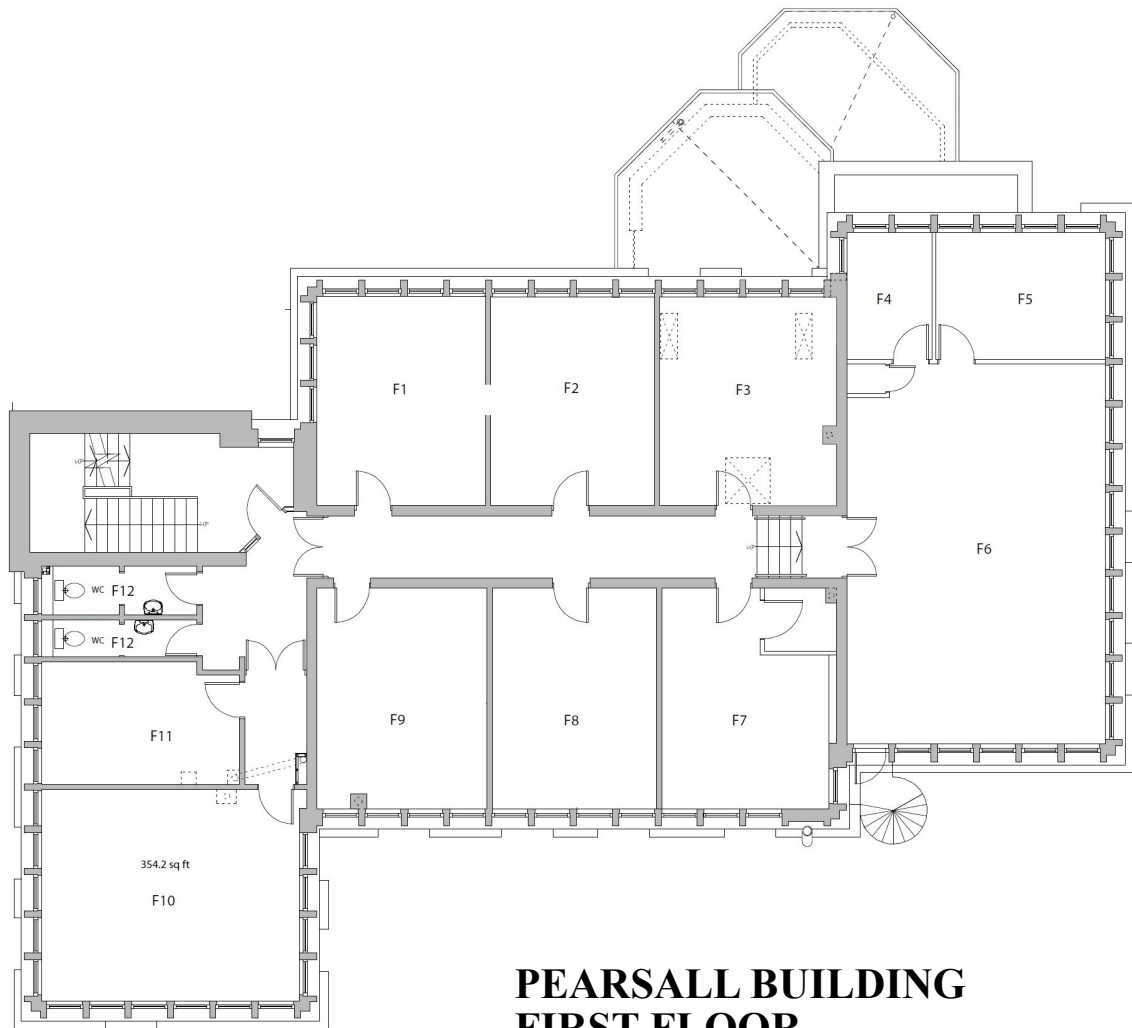
Not to scale, for information only.

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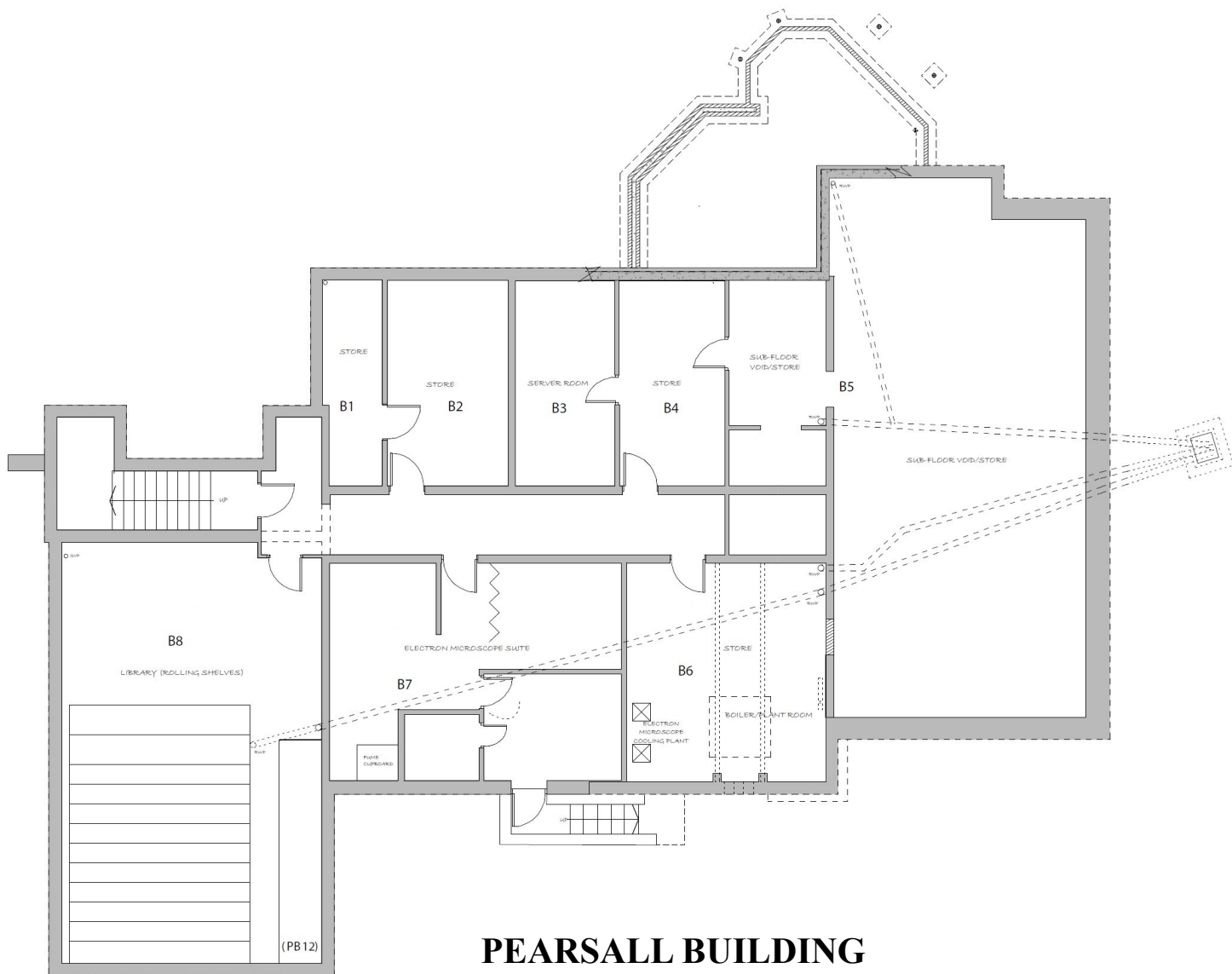
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PEARSALL BUILDING FIRST FLOOR

Not to scale, for information only.



PEARSALL BUILDING BASEMENT

Not to scale, for information only.

N.B. Actual layout has since changed following installation of the biomass boiler and pellet store within rooms B6 & B7

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