



## YMCA Lakeside North Camp

Lake District National Park, Newby Bridge, LA12 8BD

Offers Over £5,000,000





# YMCA Lakeside North Camp



## Description

Once in a lifetime opportunity to acquire a unique 11.5 acre lakeside site with 250m prominent lake frontage Located on the picturesque west bank of Lake Windermere. Sheltered bay with boat house, various landing stages and jetty Substantial range of existing buildings with approx. gross building footprint over 30,000 sq ft. Large residential former Directors House Wide ranging opportunities for alternative uses, subject to planning permission.





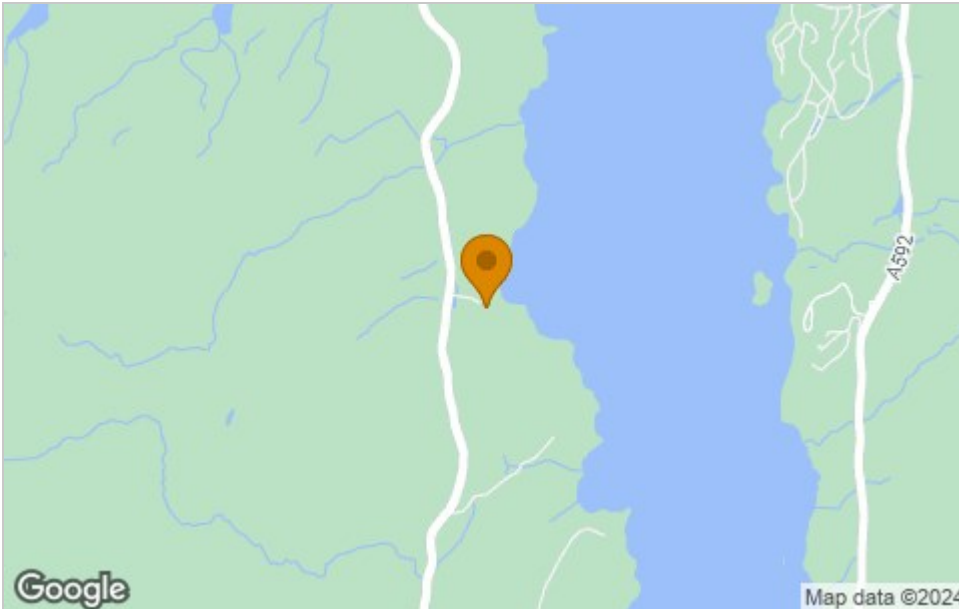




## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

Please contact our Leeds Residential Office on 0113 221 6000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.