



LONSDALE PARK

C U M B R I A







LONSDALE PARK

CUMWHINTON • CARLISLE • CUMBRIA • CA4 0AY

Carlisle 5 miles • Gretna 12 miles • Penrith 16 miles • Dumfries 35 miles
Lancaster 55 miles • Newcastle upon Tyne 60 miles
(all distances are approximate)

*Established holiday park and fishing business set within
a private 24 acre estate with five stocked lakes in the
Cumbrian countryside*

SUMMARY

Planning permission and Site Licence for 11 holiday static caravans plus one residential caravan

Currently developed with six holiday cottages, four static caravans and a Tingdene lodge

Capacity for a further six caravans within Arches Field

10-month Site Licence operating period

Five well-stocked fishing lakes

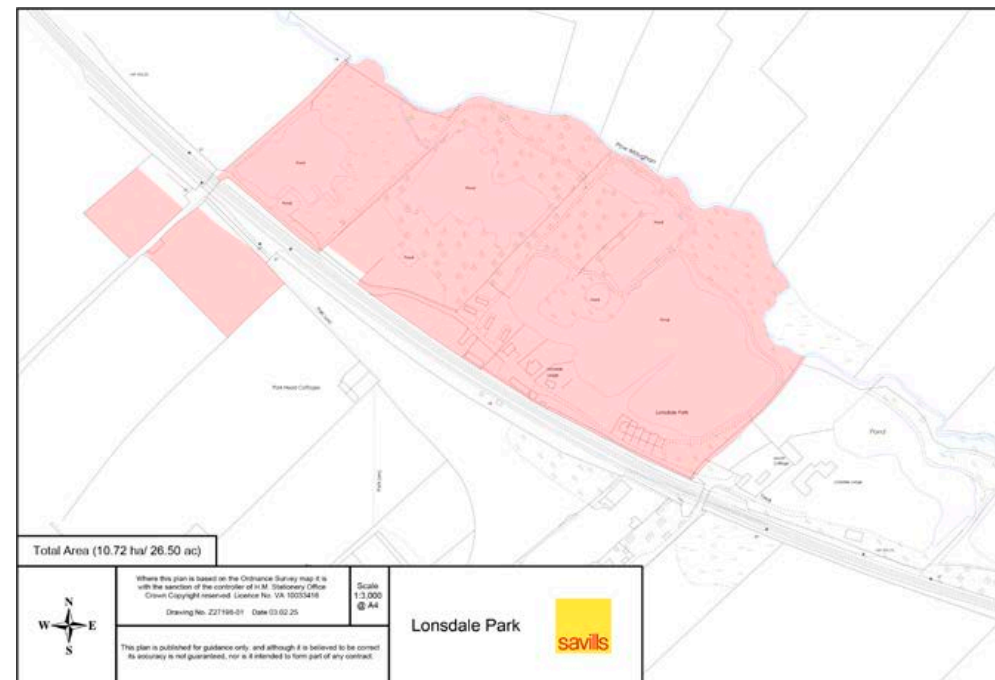
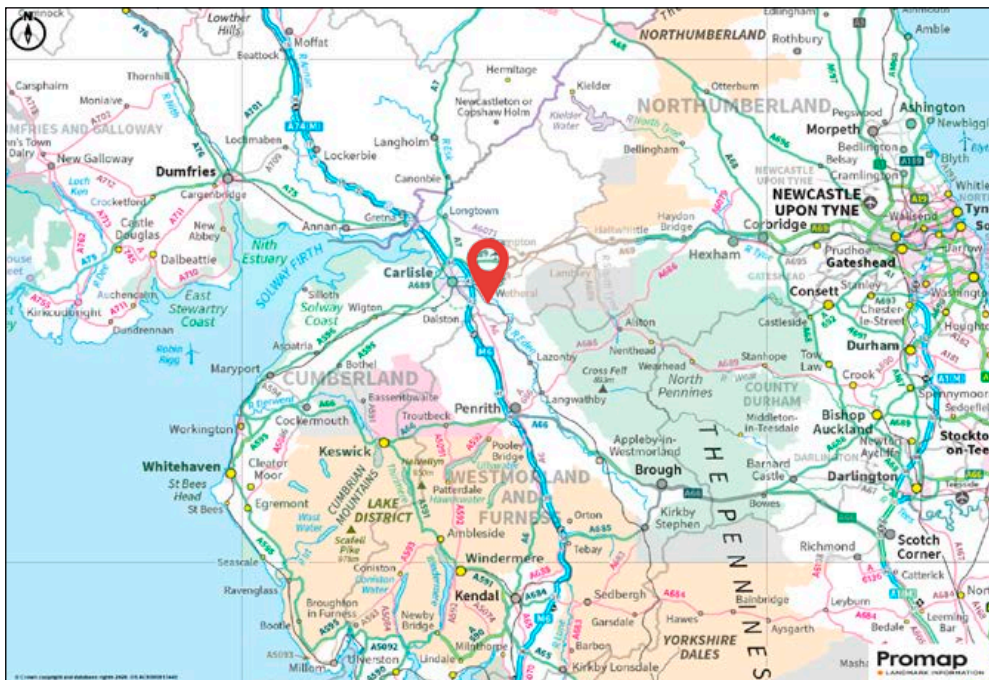
On-site facilities include a reception, shop, former café and laundrette

Supported by a workshop, store and a large steel portal-frame building providing additional storage

Three-bedroom owner's bungalow with lake views

Extending to approximately 10.72 ha (26.50 acres) in total

LOCATION



Lonsdale Park is located nearby in the rural village of Cumwhinton, around 5 miles south-east of Carlisle city centre. The setting combines a peaceful countryside environment with convenient access to a wide range of amenities.

The neighbouring settlements of Wetheral, Warwick Bridge, and Scotby extend the choice of local services, with Wetheral Railway Station situated approximately 1.9 miles from the site.

Excellent road connections are available via Junction 42 of the M6, offering efficient north-south routes to Penrith, Lancaster, Manchester, and Birmingham, as well as onward access to Scotland, including

Glasgow and Edinburgh. Carlisle Railway Station, on the West Coast Main Line, provides frequent direct services to London Euston, Manchester, and major Scottish destinations.

The surrounding area is characterised by open farmland, hedgerows, and mature trees, creating an attractive rural landscape. The location also benefits from proximity to notable natural and cultural attractions such as Hadrian's Wall, the Eden Valley, The Pennines, and the Lake District National Park, which lies within easy reach to the south. The River Eden and nearby villages including Wetheral and Scotby further enhance the area's rural appeal.



THE FISHERY & HOLIDAY PARK



Lonsdale Park is a private leisure estate extending to approximately 10.72 ha (26.50 acres), centred around five mature lakes created from former clay extraction pits: Lonsdale Lake, Deer Lake, Reed Mere, Arches Lake and Birch Pool.

The landscape is characterised by established woodland, open water, and generally level terrain, with an internal network of paths providing good circulation throughout the site.

The accommodation is arranged around the lakes, with each unit benefiting from a waterside position and its own designated private fishing peg. The estate includes a mix of self-catering cottages and a Tingdene Lodge of varying sizes and configurations, several of which offer direct lakeside verandas or platforms. Accessibility has been incorporated into the layout, with wheelchair-friendly paths and selected units adapted for guests with mobility needs.

Supporting facilities include an on-site tackle shop providing bait, equipment, and basic provisions, together with a guest laundry.

South West Paddocks

Located prior to the railway bridge and site entrance are two enclosures included within the sale. The northernmost enclosure, under title number CU79374, contains a large steel portal-framed building extending to approximately 57 ft (17.5m) x 31 ft (9.5m).

The southernmost enclosure, title number CU28130, is understood to benefit from extant planning permission for approximately six caravans. Although currently disused, the infrastructure serving the pitches remains in situ within the field.

BACKGROUND

Lonsdale Park is a dedicated fishing holiday destination offering self-catering accommodation in a uniquely historic setting. The site was originally home to clay workings operated by the Lonsdale family's brick and tile enterprise, and its industrial past has since been transformed into a tranquil landscape of lakes and wildlife. Today, the venue

centres around its diverse coarse-fishing waters - Lonsdale Lake, Deer Lake, The Arches, Reed Mere and Birch Pool, each providing anglers with distinct features and challenges. These lakes form the heart of the park's business model, attracting visitors seeking both relaxation and rewarding fishing experiences.

BUILDINGS



Reception / Tackle Shop and Store

A purpose-built, block-rendered building beneath a pitched corrugated roof, set within a block-paved exterior. The accommodation comprises:

Externally accessed W.C.

Laundry room fitted with a coin-operated washing machine and dryer

Reception and tackle shop providing basic fishing accessories and bait, incorporating a CCTV viewing point

Small commercial kitchen and café area, currently not in operation

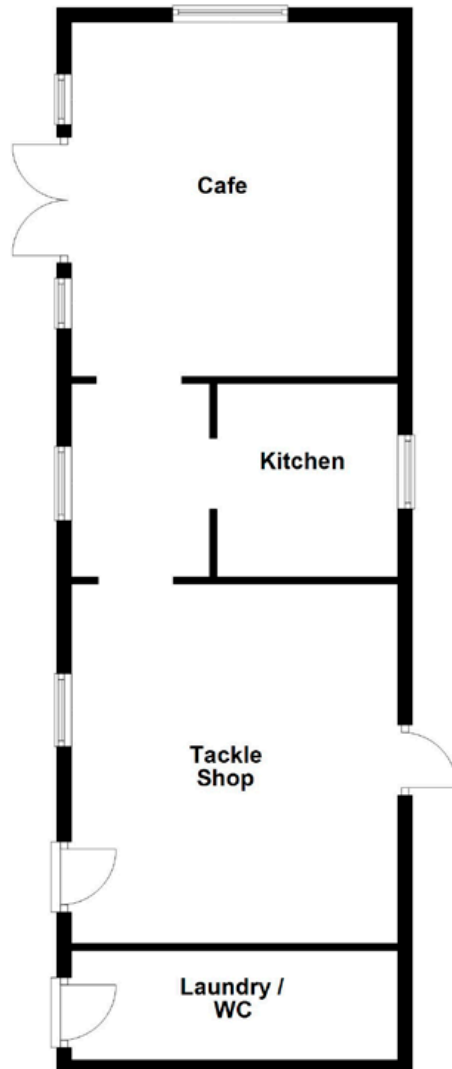
Adjacent to this, within a separate purpose-built, block and timber-clad building, is the holiday-letting store housing linen, supplies, and spare fixtures and fittings. A covered storage area is located between the two buildings.



Reception/Tackle Shop

Total Area Approximate: 63.8 sq m / 686.7 sq ft

Not to scale. For identification purposes only)



Boathouse

Timber building with containing the maintenance barge with direct lake access.

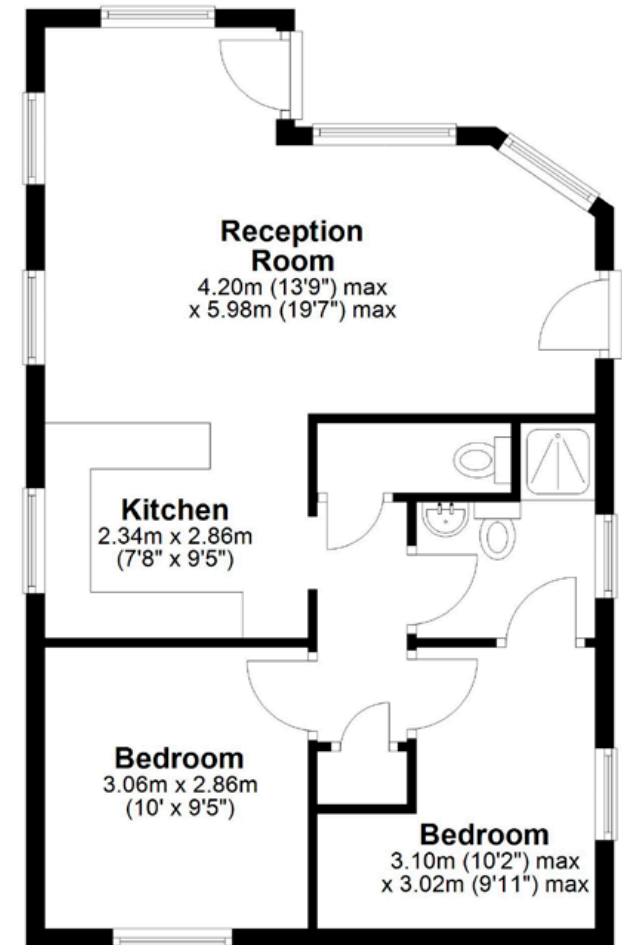
BUILDINGS



Fisherman's Lodge

Total Area Approximate: 53.8 sq m / 578.9 sq ft

Not to scale. For identification purposes only)





Letting Accommodation

A block of six purpose built letting cottages with stunning lake views:

Name of unit	Number of Bedrooms	Sleeps
Cottage 1 - Wren	Two	Four
Cottage 2 - Mallard	Three	Six
Cottage 3 - Swan	Two	Four
Cottage 4 - Heron	Three	Six
Cottage 5 - Grebe	Two	Four
Cottage 6 - Kingfisher	Three	Six

Each cottage benefits from secure external storage and a fishing peg. Cottage four (Heron) is currently occupied by the site warden.

Caravans and Lodge

The caravans are older models (typically measuring approximately 12 ft x 36 ft) but have been well maintained, as has the Tingdene lodge. The units were originally transported onto the site via neighbouring farmland to the north of the property.

There is scope for these units to be replaced should a future owner wish to upgrade the hire fleet, or potentially increase the number of units, subject to the necessary planning consents.

Name of unit	Number of Bedrooms	Sleeps
Lonsdale 1	Three	Six
Lonsdale 2	Two	Four
Lonsdale 3	Two	Four
Lonsdale 4	Two	Four
Luxury Fisherman's Lodge	Two	Four/Six (sofa bed in lounge)

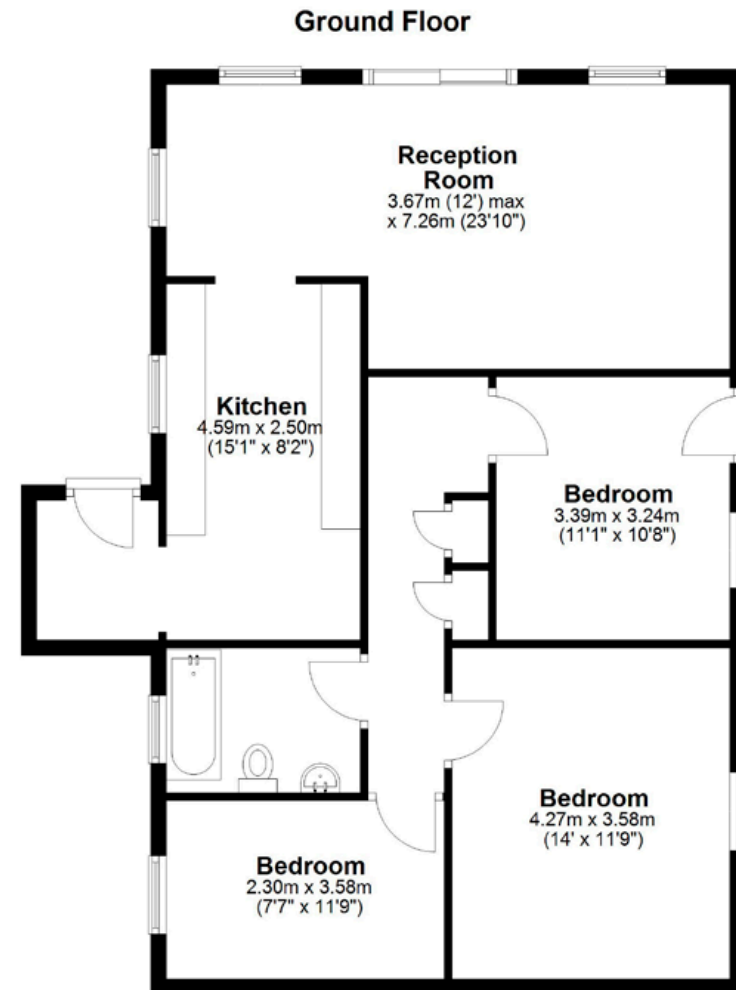
BUILDINGS



Owners Bungalow

Block built bungalow, timber clad with pitched tiled roof benefiting from decorative block paved private parking areas and lake side patio with stunning views. The current owner occupies the bungalow on an occasional basis. The building would make an ideal addition to the rental fleet or accommodation for a future owner. The accommodation comprises:

Front entrance and hall, open plan dining room and lounge with lake views, fully fitted kitchen, three double bedrooms and a bathroom.



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com.

Direct Dial 07973 205 007
Plan produced using PlanUp.



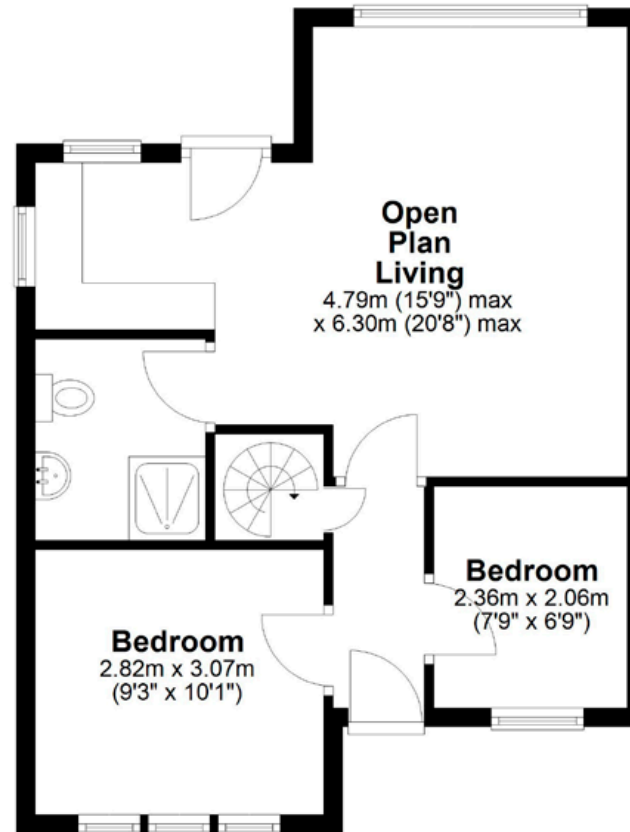
COTTAGES





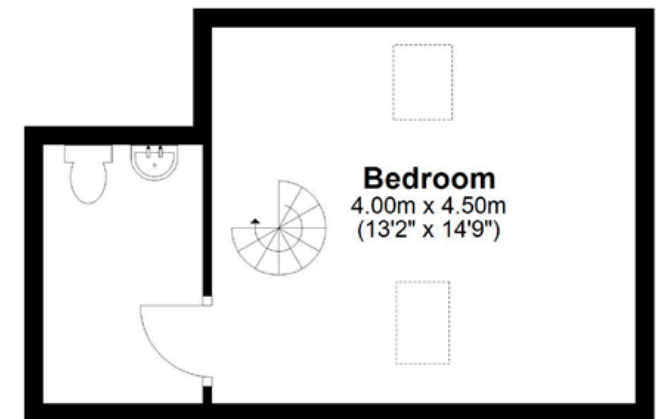
Ground Floor

Approx. 45.1 sq. metres (485.5 sq. feet)



First Floor

Approx. 23.0 sq. metres (247.2 sq. feet)



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
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Cottages 6,4,2

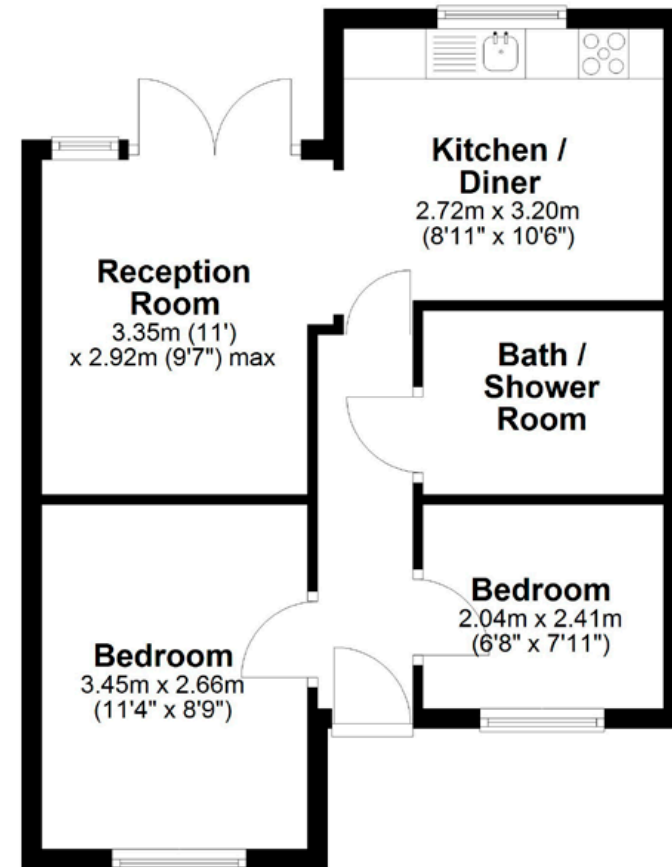
COTTAGES





Ground Floor

Approx. 41.9 sq. metres (451.5 sq. feet)



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
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Plan produced using PlanUp.

Cottages 5, 3, 1

THE BUSINESS

The business generates income through self-catering holiday accommodation, the sale of fishing tackle and related goods, and the provision of on-site fishing facilities.

Fishing access is offered through a range of commitment options, including exclusive resident fishing from April to October, and limited day tickets together with private event or match bookings from November to March.

A brief summary of the past three year's adjusted accounts is provided below:

	2025	2024
Turnover	£119,842	£112,162
Gross Profit	£113,271	£107,176

A full breakdown of the past of trading accounts is available to view in the Lonsdale Park online Data Room:

Further details of the tariffs (see below) can be found on the online data room. a useful reference for booking accommodation can be found at <https://www.lonsdalepark.co.uk/booking.html>

Town and Country Planning

The local authority is Cumberland Council.

Documents relating to the planning permissions at Lonsdale Park will be provided on the online data room.

Services

Drainage	Septic tanks
Electricity	A mix of single and three phase
Gas	LPG gas bottles
Water	Mains

We are also advised that the Owner's Bungalow benefits from oil fired central heating.

Fixtures, Fittings and Equipment

A summary of the fixtures, fittings and equipment to be included with the sale of the business is available to download from the online data room.

Site Licence

The property currently benefits from a Site Licence with the reference No.93/0694 and permits the use of the site for a 10 month period each year, from 1 February to 30 November.

The Site Licence states that the total number of seasonal caravans on site at any time shall not exceed 11. One residential caravan may be kept on site.

Business Rates

The current rateable value of the property is £14,000 (5 July 2023 to present), giving rise to rates payable of £16,750 effective from 1 April 2026.

Council Tax

Current utilised for residential use Cottage 4: Heron Cottage is in council tax band A.

Tenure and Basis of Sale

The property is held freehold on four separate titles.

Offers are invited for the freehold interest in the property upon the following basis:-

- Vacant possession will be provided upon completion subject to the rights of the resident employee.
- Fixtures, fittings and equipment are included in the sale.
- Prepaid letting income and expenditure, if applicable, will be apportioned between the vendor and the purchaser upon completion
- Any deposits for future bookings of events and accommodation will be apportioned between the vendor and purchaser upon completion.
- Within the purchase price all hire fleet stock including caravan/lodge stock.

TUPE

Purchasers will be required to comply with the relevant legislation in respect of current employees.

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for the purpose of VAT, such tax shall be payable by a purchaser in addition to the sale price.

Directions

The property, postcode CA4 0AY, benefits from access via the A6 and M6 Junction 42. From the junction, travel south on the A6 toward Penrith for approximately one mile before turning left toward Cumwhinton. Continue through the village to reach Lonsdale Park. The property is situated on the south-east side of the road, with its entrance set slightly back from the carriageway.



Energy Performance Certificates

A copy of each building's Energy Performance Certificate can be found in the data room..

FURTHER INFORMATION AND VIEWINGS

An online data room providing detailed information in relation to the property and business is available to seriously interested parties, subject to signature of a confidentiality agreement.

Viewings are to be undertaken strictly by appointment through the selling agents, in order to avoid disruption to the business or intrusion upon occupiers of the caravans and lodges.

For further information or to arrange a viewing, please contact Savills, 16 Grosvenor Court, Foregate Street, Chester, CH1 1HN:-

Contact: Richard Prestwich

+44 (0) 1244 702 053
rprestwich@savills.com

Contact: Gill Davies

+44 (0) 1244 702 057
gdavies@savills.com

Contact: Phoebe White

+44 (0) 1244 702 058
phoebe.white@savills.com





[savills.co.uk](https://www.savills.co.uk)

Savills Chester

16 Grosvenor Court
Foregate Street
Chester
CH1 1HN

Savills London

33 Margaret Street
London
W1G 0JD

Savills Oxford

Wytham Court
11 West Way
Oxford
OX2 0QL

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Sterling Court
17 Dix's Field
Exeter
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