



## Development Site, Coast Road, Ulverston, LA12 9RJ

This is a rare opportunity to acquire a substantial site (~0.59 acres) for development in the charming coastal village of Baycliff, near Ulverston. The site offers immense potential, as a development opportunity, with a pre-planning application for the proposed demolition and creation of new detached properties.

Ideally located near Ulverston/Barrow, the M6 Motorway, and Oxenholme National Rail Station, the site is well-connected and appeals to both local and out-of-town buyers. For more information or to arrange a viewing, contact the sole selling agents, Corrie and Co Ulverston.

- Full Planning for Residential Conversion
- Pre-Planning Indication For Demolition
- No Longer Licensed Premises
- Ability to create quality residential homes
- ~0.59 Acres in a Beautiful Setting

**£745,000\***



Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(38-54) E				(38-54) E			
(21-37) F				(21-37) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	