

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## The Bay Horse

Ulverston, LA12 9EL

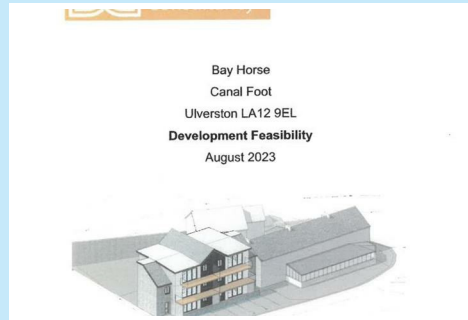
Offers In The Region Of £540,000



# The Bay Horse

Ulverston, LA12 9EL

## Offers In The Region Of £540,000



### Project Details & Planning Policy

The subject site is currently an award-winning pub & restaurant, with an annexe of letting rooms. The proposed development would be the demolition of the annexe, reinstatement of the pub gable wall. Then a new build development of 6nr. two bed apartments

The site overall is an area of 0.270 acres. The site is situated at the foot of the Canal by the Levens Estuary located on the edge of Ulverston.

As part of planning application, it would be necessary to explain the assorted reasons that cause the site to no longer suitable and by allowing the enabling consent of partial residential redevelopment it would protect an asset of community value (The Bay Horse).

To evidence this it would be necessary to submit a marketing assessment report prepared by us/other which would be used to support the planning application. It would indicate that an agent was instructed to market the premises for sale or rent and they actively marketed the premises until July 2023. They approached their large database of prospective tenants and purchasers at the time. Following numerous viewings from prospective occupiers the general feedback was that the building was either too small or needed too much financial investment, effectively it was not considered viable.

*A unique opportunity - potential Freehold Development Site.*

*Suggested scheme for six apartment, development area of approx 365 sq m. Site is 0.270 acres.*

*Stunning, open panoramic Views and easy walking access to Morecambe Bay*

*Offered Subject to (developer) Planning Permission*

*All enquires to Corrie and Co, Selling Agents - contact: "david@corrieandco.co.uk"*

the site and increase saleability.

To see if a development opportunity was possible for part of the site that is currently an annexe containing letting rooms at the renown and well-respected pub.

To establish the above a site survey was fundamentally required to establish the extent of the overall site and the footprint of the buildings.

Further, an indicative sketch scheme would be required, together with accurate dimensions, for the joint assessment of the indicative cost of the necessary works and the projected values.

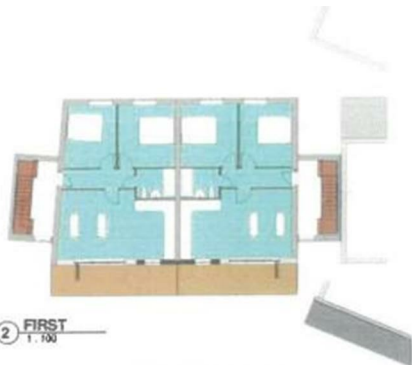
## Development Consultancy

Development Consultancy's Principal has over 25 years' experience in Property Development, having developed & managed numerous residential schemes throughout the UK.

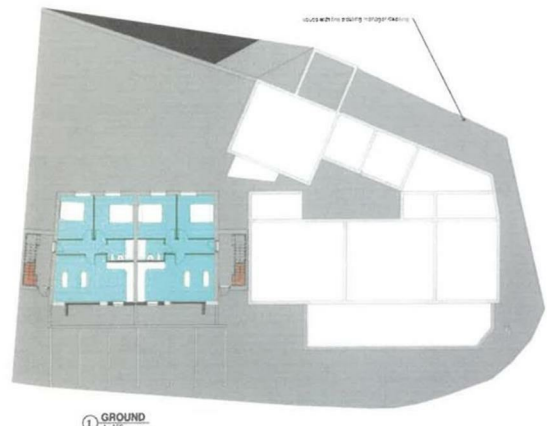
### Appendix – Proposed Plans



① Pictorial View 1 Copy 1



② FIRST  
1:100

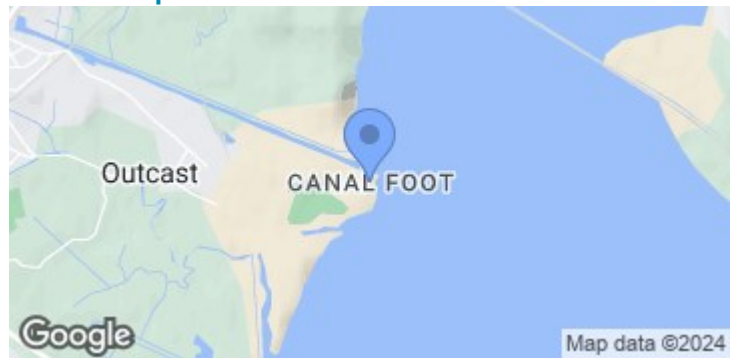


GROUND

## Road Map



## Terrain Map



## Floor Plan

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, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

