



Palace Lane, Newby Bridge, Ulverston, LA12 8NQ

Two beautiful freehold fields are currently up for sale in the delightful area of Newby Bridge. Field B cover an area of 1.22 acres, while Field C boasts a generous size of 2.25 acres. When combined they create a collection of 3.47 acres, which is perfect for those seeking a larger plot of land. You will get an annual grazing license with the purchase, valid until August 2024, ensuring ample grazing opportunities for livestock. These fields come with no restrictive covenants, providing flexibility for future use. Additionally, a reliable water supply is available for stock and grazing, further enhancing the appeal of these parcels of land. With vacant possession, this is a fantastic opportunity to acquire prime agricultural land in the beautiful Newby Bridge area.

- 2 Freehold Fields
- Picturesque Locations
- Views down Lake Windermere to Langdales
- Suitable for recreational purposes
- Vacant Possession
- Reliable water supply for stock
- Round Meadow - What3Words - [///casually.monday.advancing](https://casually.monday.advancing)
- High Close - What3Words - [///fancy.gilding.visits](https://fancy.gilding.visits)

£75,000*

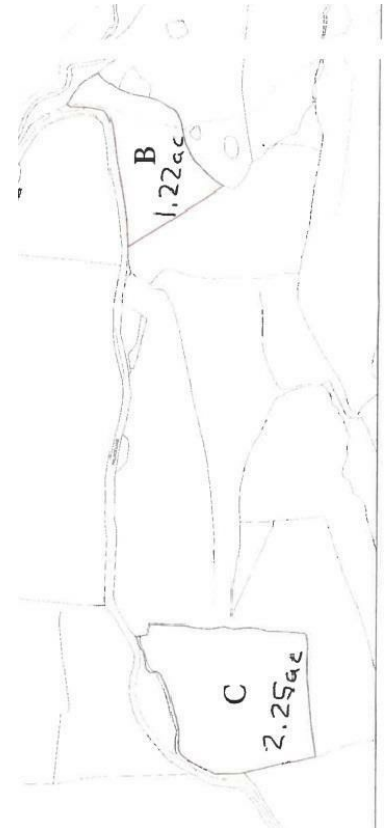
Location & Plan

Less than 1.5 miles from Newby Bridge and Fell Foot National Trust Park. High Close & Round Meadow offer views down Lake Windermere to the Langdales.

Relates to the following parcels of land identified on Land Registry title CU264487 Ordnance Survey Map Ref SD3784SW

Round Meadow - Indicated Parcel B 1.22 ac
 What3Words - ///casually.monday.advancing
 Grid - 54°15'10.4"N 2°57'34.3"W

High Close - Indicated Parcel C 2.25 ac
 What3Words - ///fancy.gilding.visits
 Grid - 54°14'56.1"N 2°57'27.7"W



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		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-81) 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	