



## Land, Allithwaite Road, Grange-Over-Sands, LA11 7JR

FOR SALE: CIRCA 2.33 ACRES - CURRENTLY ZONED FOR HOUSING

An exciting opportunity to acquire approximately 2.33 acres of land on the outskirts of a sought-after South Cumbrian village. Currently zoned for housing, this parcel offers immense potential for residential development.

Nestled near Morecambe Bay, the site boasts excellent access to the South Lakeland Peninsula, the M6 Motorway, and key towns such as Ulverston, Kendal, and Grange-over-Sands. Its strategic location combines rural charm with convenient connectivity. With Cark & Cartmel Train Station within walking distance at 0.5 miles, making it ideal for developers or investors looking to create desirable housing in a picturesque setting.

The village of Cartmel is within 10 minutes by car as is Grange-Over-Sands.

All inquiries: Contact Sole Agents, Corrie and Co.

- 2.33 Acres of Land
- Excellent Location
- Potential New Build Site, subject to planning permission
- Ideal Investment Opportunity

**£800,000\***





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.

