

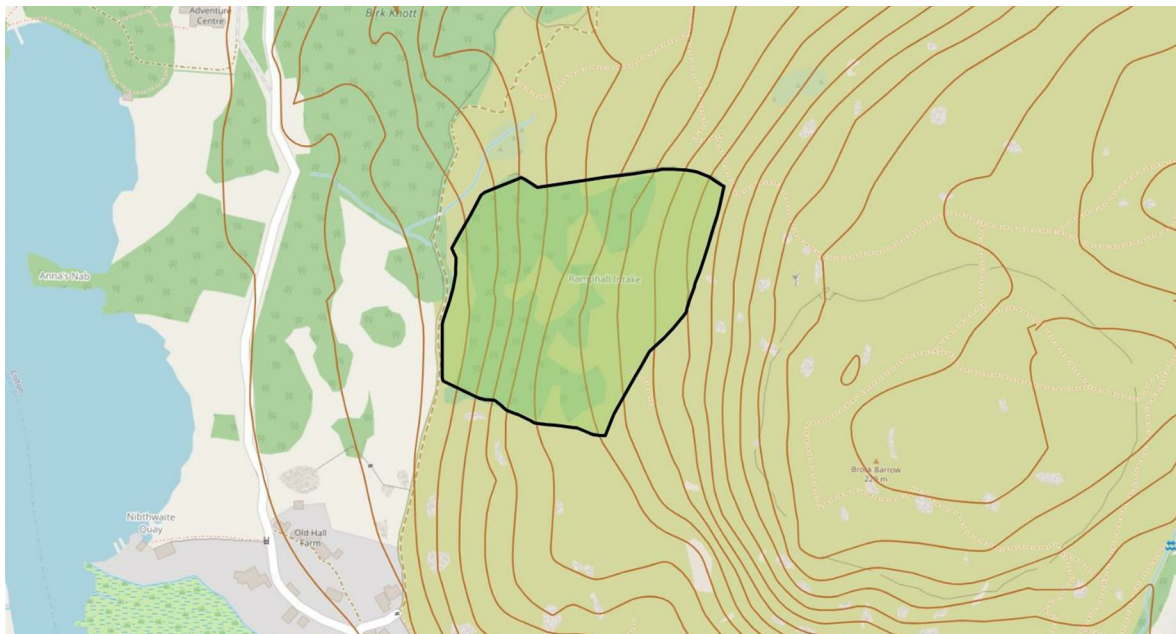
Cowards Wood, Ramp How Intake, Nibthwaite, Ulverston, LA12 8DQ

A truly exceptional opportunity to purchase 10 acres of freehold land within the stunning Lake District National Park. Positioned towards the eastern side of Conistone Water, this charming parcel lies on the fringe's of a quiet, picturesque hamlet, offering the perfect balance of peaceful seclusion and easy access.

The land, now available with vacant possession, is of significant amenity value. It features a beautiful and varied landscape, including mature woodland, paddock area, and fellside - ideal for those seeking a private retreat, outdoor pursuits, or a long-term investment in an area of outstanding natural beauty.

This is a rare chance to own a slice of one of the UK's most cherished regions. Opportunities like this don't come around often - enquire today.

£125,000*



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