

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



Land at Newby Bridge

, LA12 8LZ

Offers In The Region Of £125,000



nul



nul



nul



Land at Newby Bridge

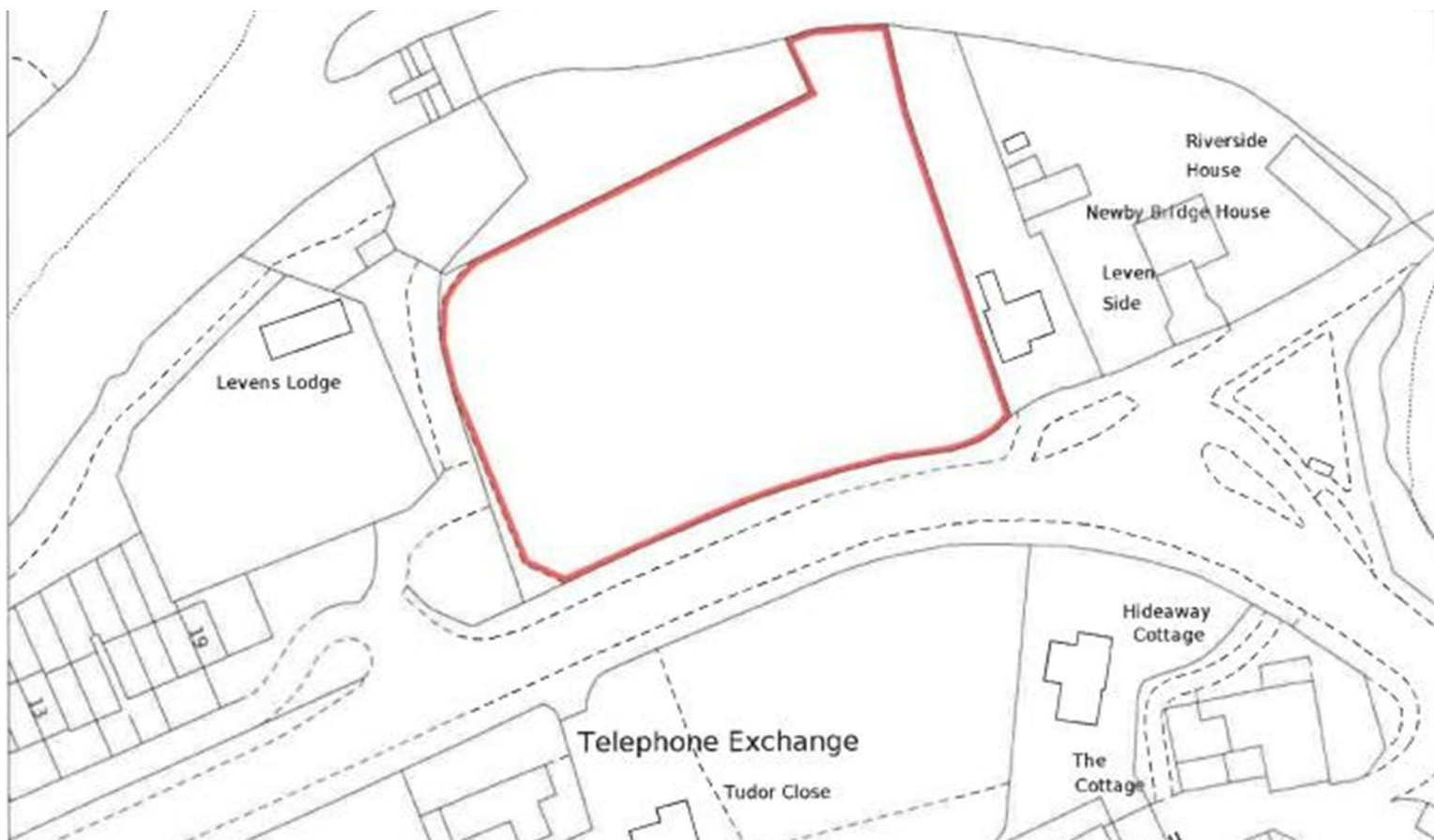


Description

A highly desirable, self-contained 1-acre area of paddock and amenity land, this attractive parcel offers a rare blend of privacy, practicality, and natural charm. Benefiting from a small frontage to the River Leven and situated within the Lake District National Park, the land enjoys a picturesque and sought-after setting. The land is conveniently located for the market towns of Kendal and Ulverston, with straightforward links to the M6 motorway and established bus route connections. . Offered freehold, this versatile and neatly maintained paddock represents an excellent opportunity in a prime South Lakeland location.

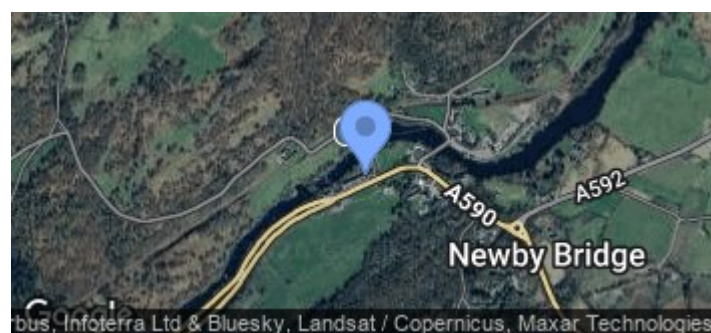






Area Map

Hybrid Map



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		
Energy Efficiency	Current	Target	Environmental Impact	Current	Target
Energy Efficiency Rating scale (A to G) A: 92-100 (Very High) B: 81-91 (High) C: 69-80 (Medium) D: 55-68 (Low) E: 49-54 (Very Low) F: 45-48 (Very Low) G: 35-44 (Very Low)			Environmental Impact (CO₂) Rating scale (A to G) A: 1-10 (Very Low) B: 11-20 (Low) C: 21-30 (Medium) D: 31-40 (High) E: 41-50 (Very High) F: 51-60 (Very High) G: 61-70 (Very High)		
England & Wales			England & Wales		