



## Land Opposite Farmer Arms

Ulverston, LA12 8DT

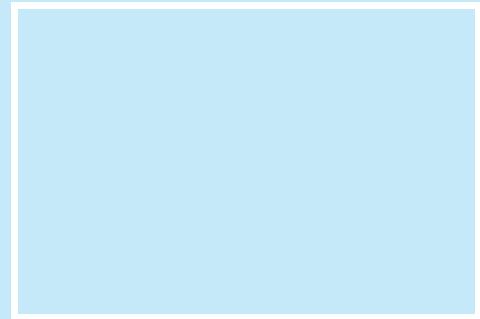
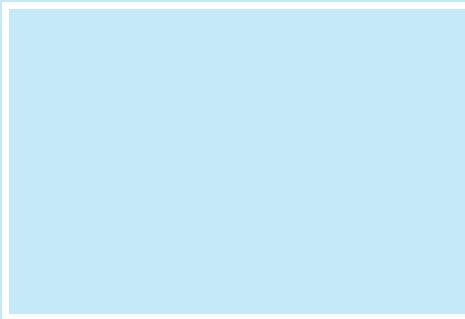
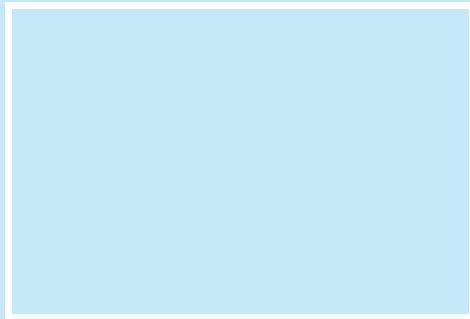
Offers In The Region Of £40,000



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**Offers In The Region Of £40,000**



*Corrie and Co are instructed to offer for sale a parcel of land, opposite the "Farmers Arms" at Lowick. This land has access from the (adopted) lane from Spark Bridge, is open and to the rear of Lane Head Cottages.*

*The tenure of the land is Freehold, without any planning permissions. Within the overall sale is a stone-built store, but with retained legal right for third party external decoration and signage.*

*Overall the lane is consider to be sited for amenity and/or parking usage.*

- Freehold Parcel Of Land Opposite The “Farmers Arms,” With Access From The Adopted Lane.
- Stone-Built Store Included, With Retained Third-Party Rights For External Decoration And Signage
- Open Land Positioned Behind Lane Head Cottages, Sold Without Planning Permissions
- Lane Considered Suitable For Amenity Use And/Or Parking

## Road Map



## Terrain Map



## Floor Plan

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 whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	