

## For Sale – 5 Acres of Agricultural Land

Land adjacent to Kirkby  
Lonsdale Railway Sidings  
Wandales Lane  
Kirkby Lonsdale



Interested parties are advised to make their own enquiries of Lancaster City Council – the Northern Area Team, Palatine Hall, Dalton Square, Lancaster LA1 1PW.

### Site Dimensions

Total site area – approximately 5 acres.

### Terms

Offers around £120,000.

### Tenure

The site is freehold.

### Legal Costs

Each party to be responsible for payment of their own legal fees.

**Some development potential. Ideal pony paddock.**

### Location

The site is located just off the main A65 Yorkshire road, approximately ¼ mile east of Whoop Hall. There is an entrance road immediately opposite New House Caravan Park which leads to the Old Station House and the industrial estate, the site effectively wrapping round the industrial estate either side of Wandales Lane.

### Description

The site is in the shape of an inverted letter 'U' and is currently undeveloped, being used on a casual basis for sheep grazing in the main. At the south-eastern corner of the western leg of the land is a sub-station located on the site opposite Station House.

### Planning

In addition to current use as grazing land/pony paddock, there is some development potential.

### VAT

All prices, rentals and outgoing where quoted, are exclusive of but may be liable to VAT.

### Viewing

Interested parties can make their own arrangements to view on site without being accompanied.

**Chartered Surveyors, Commercial Property and Development Consultants, Licensed Trade Valuers**

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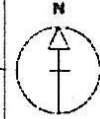
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**LANCASHIRE : LANCASTER**

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