

**Roadside development opportunity
For Sale Freehold**

**Former Railway Club
Warton Road
Carnforth
Lancashire
LA5 9EU**



Club premises for Sale freehold with vacant possession on a site of approximately 0.56 acres. Suitable for redevelopment (subject to any consents being received)

Carnforth is a market town situated in north Lancashire a short distance from access to Junction 35 of the M6 motorway, and lying on the London to Glasgow west coast railway line, and the Furness line linking Lancaster with Barrow-in-Furness with the railway station a short distance from the subject property. Carnforth town centre is approximately 1.5 miles from access to the M6 motorway, approximately 8 miles north of Lancaster, 16 miles south of Kendal and therefore offering excellent access to north Lancashire and south Cumbria.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), kendal@peill.com for viewings.

Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.

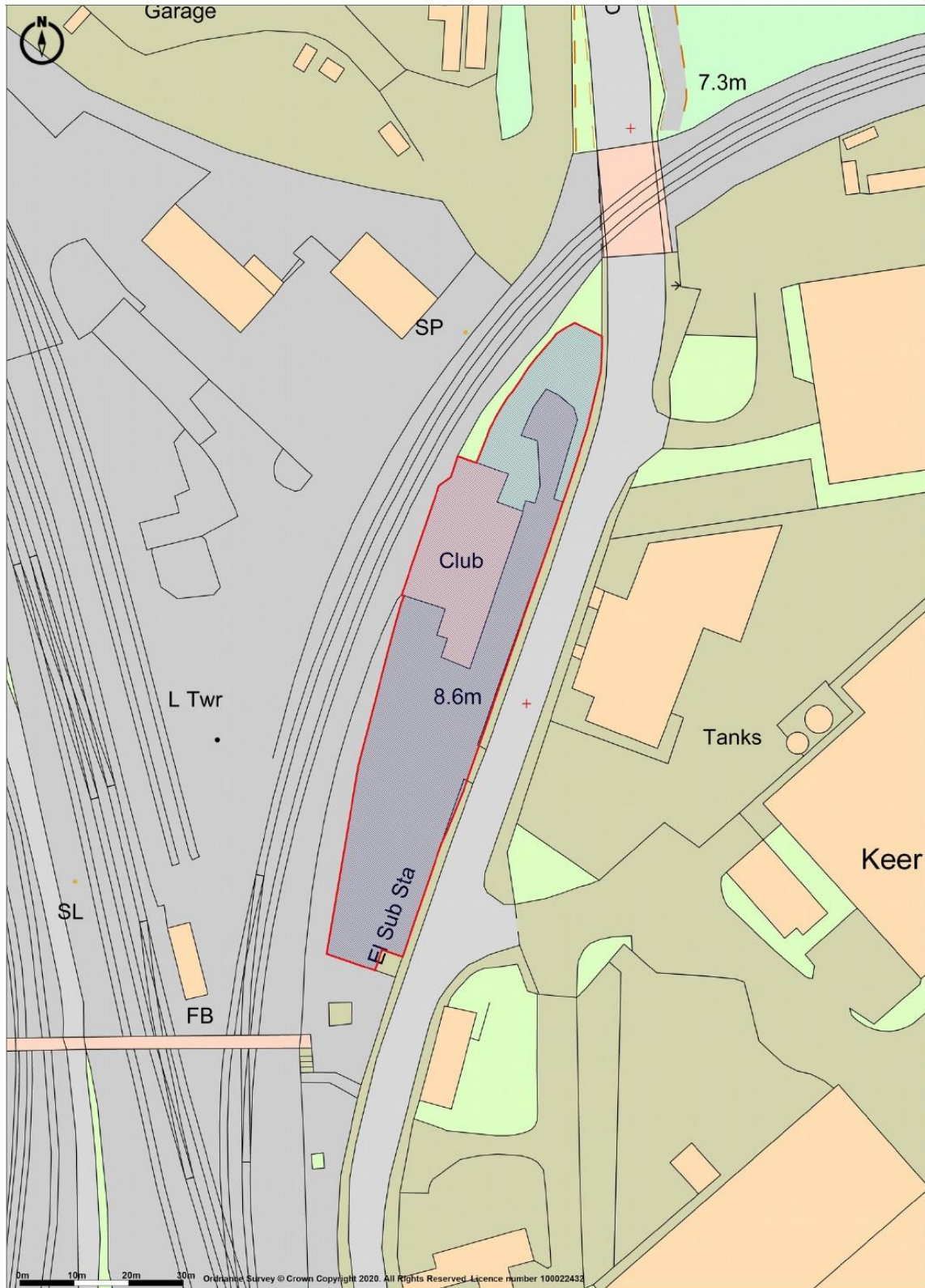
Carnforth Railway Club LA5 9EU



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Carnforth Railway Club Site



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