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CHARTERED SURVEYORS

Irvine Taylor

Development Land **One Plot Available** **For Sale** **£97,500**

Land South of
Acorn Meadow,
Bolton-le-Sands,
Carnforth
LA5 8JL



Circa 0.17 acres

CONTACT

For further information or to arrange an appointment please speak to:

Irvine Taylor Ltd
T: 01524 60524
E: enquiries@irvinetaylor.co.uk

- Circa 0.17 acres of land with Outline Planning Permission for 1 detached chalet bungalow with a garage
- Popular residential location
- Price includes road and sewer connection costs

- Commercial Agents - Property Management - Surveyors & Valuers - Property Consultants -

Irvine Taylor is a trading name of Irvine Taylor Ltd. Registered Address: Castle Chambers, China Street, Lancaster. LA1 1EX
Registered in England & Wales. Number 5319450 - Director: D W B Taylor MRICS Co. Secretary: R W Carradice BA FRICS

LOCATION

Situated in a secluded location between Bye Pass Road and Clarksfield Road in the popular North Lancashire village of Bolton-le-Sands, a level "greenfield" site accessed off the adopted highway Acorn Meadow.

SERVICES

It is understood that mains water, gas, and electricity are located within Acorn Meadow and a public sewer passes through the site close to the eastern boundary.

Prospective purchasers should make their own enquiries and satisfy themselves about the availability of the services.

SALE CONDITIONS

The land is being sold with the benefit of the Outline Planning Permission dated 23rd March 2010.

SALE PRICE

One plot is being offered for OIRO **£97,500** to include road and sewer connection costs.

LEGAL COSTS

Each party will bear their own reasonable legal costs incurred in the preparation of the lease.

VIEWING

Strictly by appointment with the sole agents:

Irvine Taylor Ltd
E: enquiries@irvinetaylor.co.uk
T: 01524 60524

Subject to Contract

The property is offered subject to contract, prior sale/letting or withdrawal.

Misrepresentation Act 1967

Irvine Taylor Ltd for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that these particulars do not constitute, nor constitute any part of, an offer of contract.

None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.

Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor(s) or lessor(s) do not make or give and neither Irvine Taylor Chartered Surveyors nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Finances Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.

