



Land Aldrens Lane,  
Lancaster,  
LA1 2HU

**Guide Price:**  
£250,000

### LAND FOR SALE BY INFORMAL TENDER

Approximately 0.3 acres of development land for sale off Aldrens Lane, North Lancaster. Excellent residential development opportunity, subject to planning.

Partners: M. J. Fisher FRICS J. Fisher

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### LOCATION

The site is situated in the popular residential area of Skerton, North Lancaster, near the junction of Owen Road and Aldrens Lane. Nearby occupiers include St Josephs Church, St Josephs Primary School, corner shops and residential housing.

### DESCRIPTION

The plot itself extends to approximately 0.3 acres with access to be from Aldrens Lane. The site will require clearance of the existing vegetation, and levelling. There will be a certificate relating to the eradication of Japanese Knotwood.

### PLANNING

The site is considered to be a brownfield site, as the Parish Hall was previously located here. Interested parties should speak to the local authority, Lancaster City Council, regarding a possible planning application.

### SERVICES

All mains services will be available to the site.

### TENURE

The land is held freehold.

### TENDER PROCESS

The land is for sale by informal tender. Interested parties should submit their best offers by 12 noon, Friday 3rd August 2018. The vendors are under no obligation to accept the highest, or indeed, any offer.

### VAT

The land we understand is not elected for VAT, which will therefore not be payable on the purchase price.

### FURTHER INFORMATION

For further information, please contact the sole agents Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN. Tel: 01524 69922 Email: [commercial@fisherwrathall.co.uk](mailto:commercial@fisherwrathall.co.uk) Contact: Michael Fisher FRICS

### SPECIAL CONDITIONS

1. The purchaser will be responsible for the building of a 3m retaining wall, Shown as F1-C on attached plan.
2. The vendors will be particularly interested in either unconditional offers or those with limited conditions



### Fisher Wrathall Commercial

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