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**eckersley**  
incorporating Irvine Taylor

**FOR  
SALE**



INDICATIVE PLAN FOR  
IDENTIFICATION PURPOSES ONLY

## AGRICULTURAL LAND WITH POTENTIAL FOR VARIOUS USES S.T.P

4.6 hectares ( 11.4 acres )

**New Quay Road  
Lancaster  
LA1 5QS**

- Reduced price
- Adjacent to Lune Industrial Estate
- Agricultural land suitable for a variety of uses S.T.P
- Significant outline planning application for residential development pending closeby

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)

Preston office T | 01772 883388  
Starkie Court F | 01772 881602  
13 Starkie Street E | preston@eckersleyproperty.co.uk  
Preston  
PR1 3LU

Lancaster office T | 01524 60524  
Castle Chambers F | 01524 381477  
China Street E | lancaster@eckersleyproperty.co.uk  
Lancaster  
LA1 1EX

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## Location

The site is located approximately 1 mile to the west of Lancaster City Centre being accessed via New Quay Road which runs close to the south bank of the River Lune.

The immediate location is predominantly industrial with Lune Industrial Estate being located immediately to the north east.

Keyline Builders Merchants are located immediately to the north.

New Quay road in recent years has seen a significant amount of redevelopment in addition to a pending application for the erection of up to 263 dwellings.

## Description

The subject site is generally level but irregular in shape and extends to a gross site area of approximately 4.6 hectares (11.4 acres).

Please refer to the site plan within these marketing particulars. A title plan is also available.

## Services

We have not been provided with any information with regard to services. Interested parties are advised to make their own enquiries in this regard, if appropriate.

## Planning

We understand that the site has previously been used for agricultural purposes.

Following an inspection of the Lancaster City Council local plan, the site doesn't appear to benefit from a general use allocation.

We recommend that interested parties make their own separate enquires of the local planning authority, Lancaster City Council (tel. 01524 582950).

## Tenure

We understand that the site is freehold and will be sold with the benefit of vacant possession.

Access to the site is immediately from a bridleway although we have been advised that the site does benefit from rights of way over the same. We recommend that interested parties make their own enquiries in this regard.

## Method of sale

The site is available by way of private treaty unless the marketing campaign is subsequently varied.

## Asking Price

£65,000.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the subject transaction.

## VAT

We understand that the purchase price will not be subject to VAT.

## Photographs and Plans

All photographs and plans provided within these particulars are indicative and for information purposes only and should not be relied upon.

## Enquiries

Strictly by appointment with the sole agents:

### Eckersley

Telephone: 01524 60524

Contact: Mark Clarkson/ Fiona Warren

Email: [mac@eckersleyproperty.co.uk](mailto:mac@eckersleyproperty.co.uk)  
[fw@eckersleyproperty.co.uk](mailto:fw@eckersleyproperty.co.uk)

Acting on behalf of Simon Thomas & Arron Kendall, Joint Administrators of Thomas Newall Limited.