

# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803



**1.79 ACRES (0.72 Hectares) IDEAL PONY PADDOCK,  
Rakes Head Lane, Slyne, Lancaster**

**Guide Price: £45,000**

**Council Tax Band: N/A**

**Tenure: Freehold with Vacant Possession**

**Energy Performance Certificate Band: N/A**

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## Circa 1.79 ACRES (0.72 Hectares) PONY PADDOCK, RAKES HEAD LANE, SLYNE, LANCASTER

Comprising a 1.79 ACRES (0.72 Hectares) ideal pony paddock (Grade 3 agricultural land) located off an unmarked track (Rakes Head Lane) which offers vehicular access (*more suited to 4WD vehicles*) and also benefits from being a **Public Bridleway**.

Please note the land is sold with the benefit of rights of access across the neighbouring paddock which is also offered for sale under separate ownership (details available upon request)

Please further note there is also a Public Footpath running past the land which links Rakes Head Lane over the railway crossing and leads To Betony Drive housing estate off Bare Lane, Morecambe (**Via** */// what3words: powers.gates.fact*).

**Directions from Slyne:** Opposite The Cross Keys Inn turn down Throstle Grove come up to the crossroads and take a right turn down Hest Bank Lane, follow the road and take your first left onto Sea View Drive, immediately take a left onto The Knoll then on your right is a rough track / Public Bridleway (***more suited to 4-wheel drive vehicles***) turn onto the track and follow round over the canal bridge and under the railway bridge and the land is located to the south between the railway tracks.

**Viewings:** By prior appointment though the selling agent at any time during reasonable daylight hours by prior notification.



### Utilities:

No services currently connected to the land.  
All measurements quoted are approximate.

### Network / Broadband:

Please check the Ofcom website <https://checker.ofcom.org.uk/> for available internet providers and outdoor mobile networks available from UK's main providers (this excludes 5G). **Please Note:** These results are predictions and not guaranteed and may also differ, subject to circumstances, e.g. precise location & network outage.

**Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444. **Through whom all offers and negotiations should be conducted**







## Boundary Plan



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