## RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

By direction of Messrs JW & SE Drinkwater

**CONDER MILL FARM RED MOSS SHIPPON** 

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF T: 015242 61444 E: property@rturner.co.uk W: www.rturner.co.uk

## RED MOSS SHIPPON (hatched green on plan attached)

## Conder Mill Farm, Wyresdale Road, Quernmore, LA2 9EE

Price: Offers in the region of £200,000

Comprising a reconstitute stone built detached former shippon under a corrugated roof granted detailed planning consent 2002 for conversion into a 2 storey, 4 bedroomed residence with adjoining garage enjoying easterly views overlooking the River Conder.

Gross internal area 4117.2ft<sup>2</sup> (382.5m<sup>2</sup>) excluding garage.

**Services**: Subject to application as necessary by the purchasers at the purchasers own expense.



**Tenure:** Freehold with vacant possession upon completion.

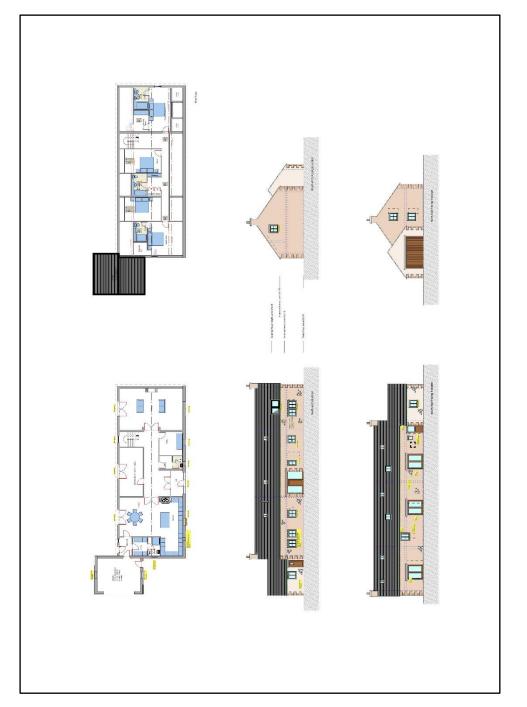
Land Basic Payment Scheme: Basic Payment entitlements have been established on the land and are included in the sale of the respective land.

**Solicitors:** Laker Legal Solicitors, 2 Sir Thomas Storey House, West Road, Lancaster, LA1 5PE. Tel: 01524 753 040.

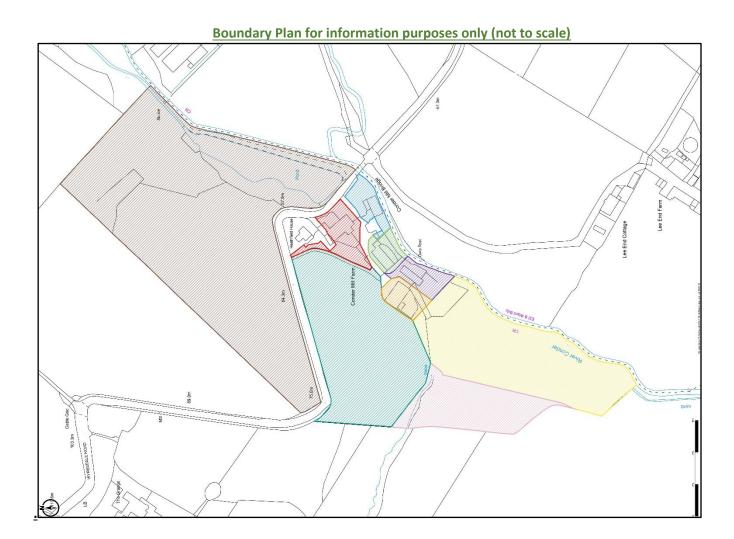
**Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444. Through whom all offers and negotiations should be conducted.

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via. Experian to verify information provided however please note the Experian search will NOT involve a credit search.







Old Sawley Grange, Gisburn Road Sawley, CLITHEROE BB7 4LH T: 01200 441351

E: sawley@rturner.co.uk



Royal Oak Chambers, Main Street,
BENTHAM LA2 7HF
T: 015242 61444
E: bentham@rturner.co.uk

14 Moss End, Crooklands, MILNTHORPE LA7 7NU T: 015395 66800 E: mailto:kendal@rturner.co.uk



## MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.