RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS Est 1803

Council Tax Band: N/A **Tenure: Freehold with Vacant Possession** **Energy Performance Certificate Band: N/A**

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0.642 ACRES (0.25 Hectares) PONY PADDOCK, RAKES HEAD LANE, SLYNE, LANCASTER

Comprising a 0.642 acres (0.25 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 subject to a Right of Access for the benefit of 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.

Title Plan

HM Land Registry
Official copy of title plan

Title number **LAN207698**
Ordnance Survey map reference **SD4665SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Lancashire : Lancaster**

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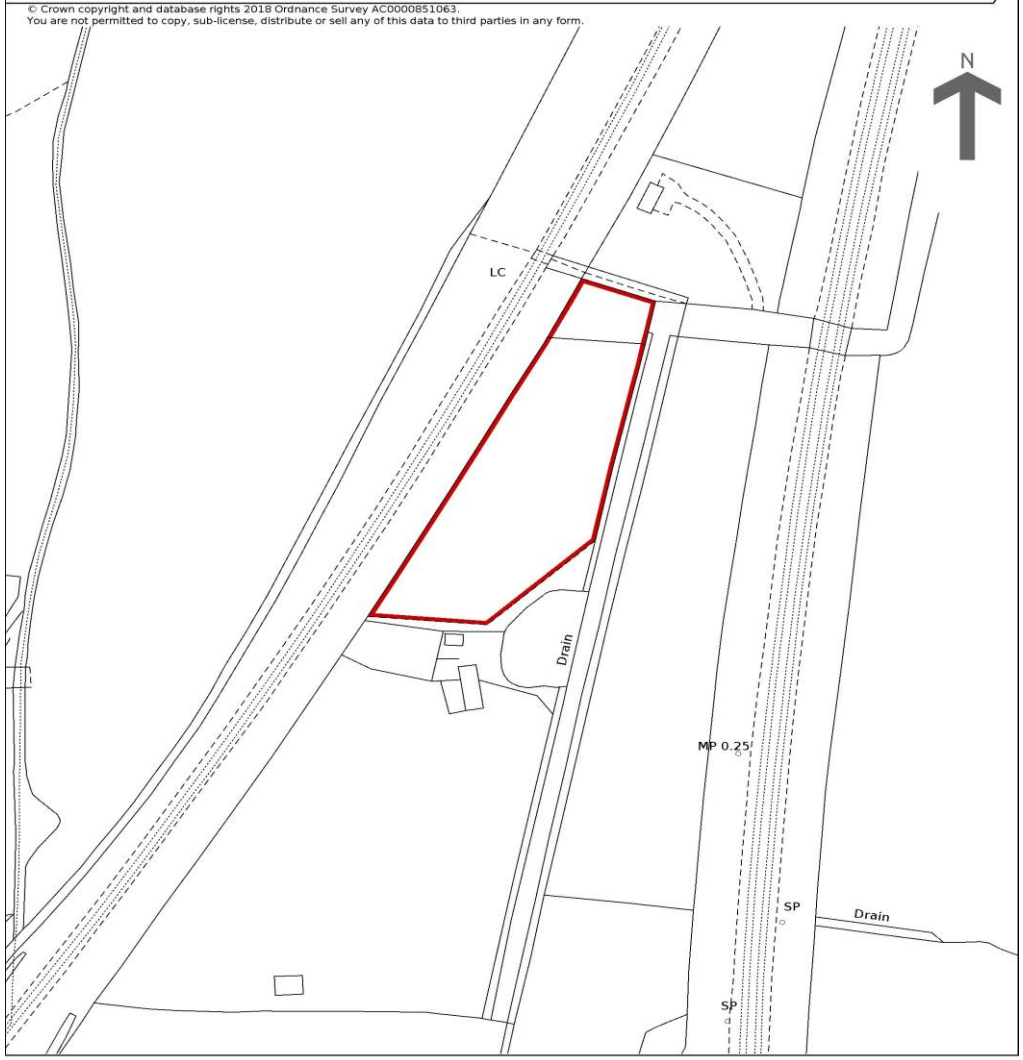

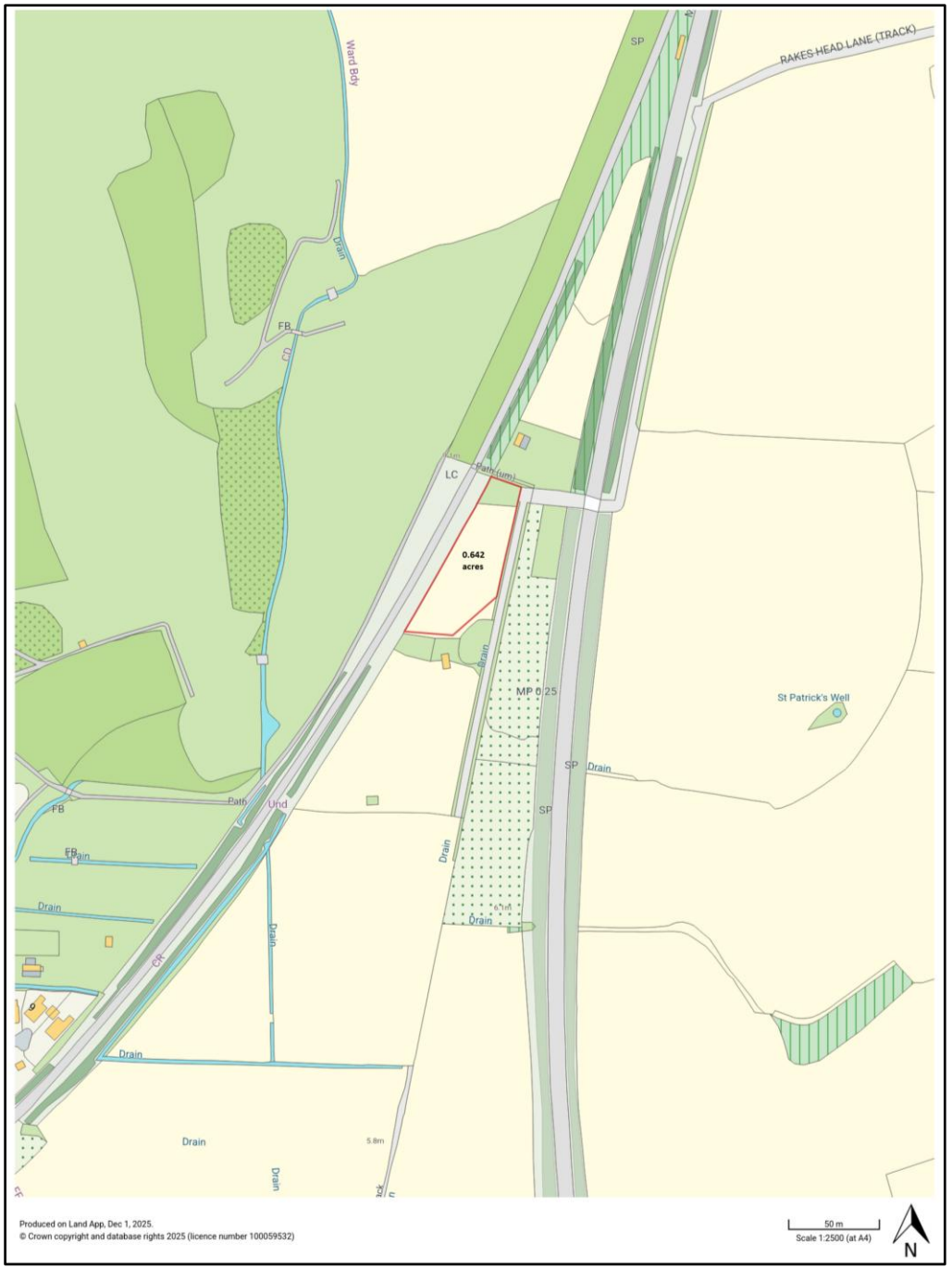

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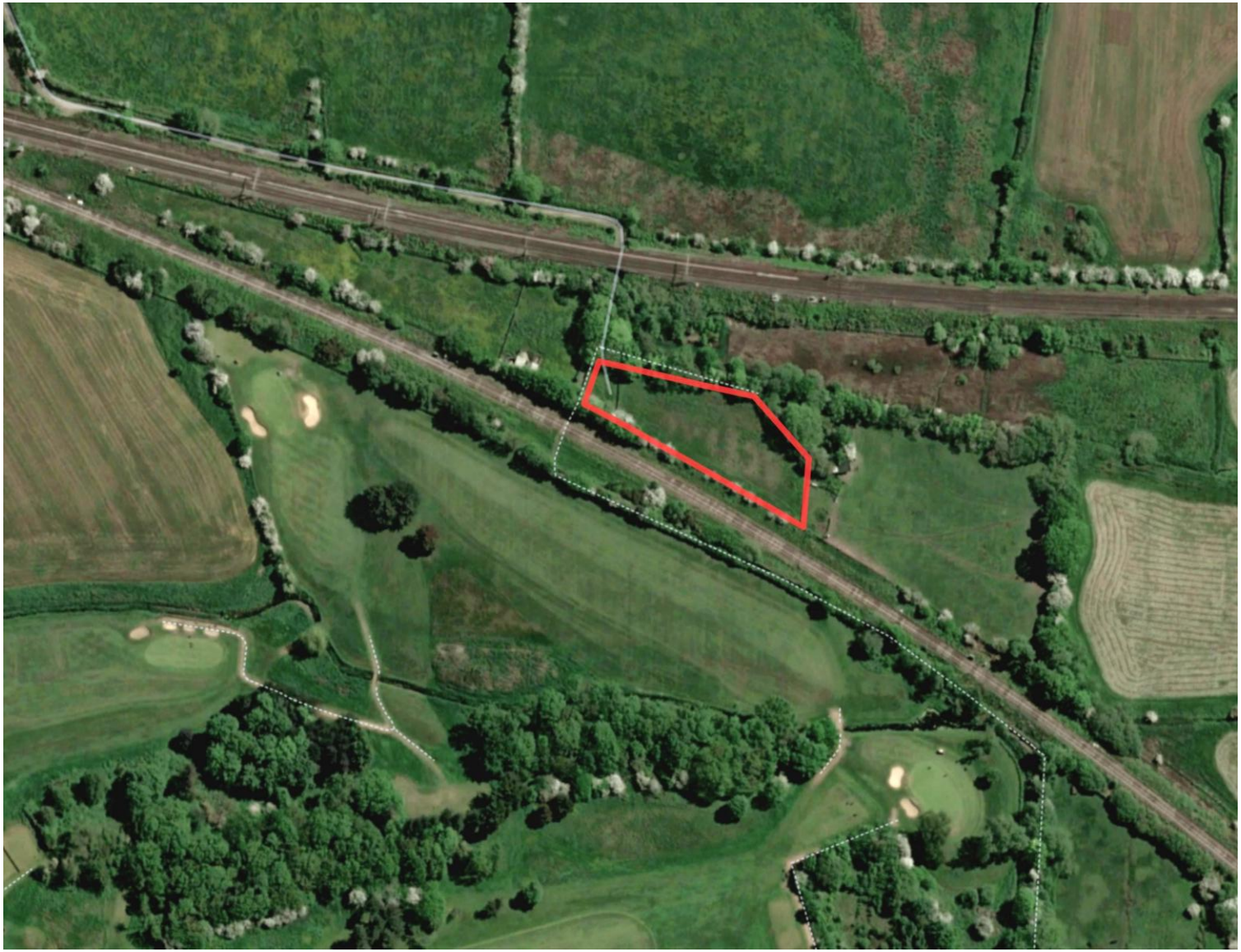
Boundary Plan



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