

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

**2 Detached Lucrative Holiday Chalets in Idyllic Circa 3.35 Acres Woodland Setting
and Circa 3.92 Acres Paddock with Modern Storage Building and Yard Area**

PARK BROOK, Arkmere Lane, Long Lane, Scorton, PR3 1DW

(Offered For Sale as a Whole or in 2 Lots)

Lot 1: Holiday Chalets in Circa 3.35 Acres Woodland.

Price: £400,000 Region

Lot 2: 3.92 Acres Paddock with Storage Building and Yard Area. Price: £100,000 Region



Viewings: Strictly by prior appointment through Richard Turner & Son, Bentham Office

Council Tax Band: N/A

Tenure: Freehold

Energy Performance Certificate Band: N/A

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

LOT 1: 2 x Timber Holiday Chalets set in Circa 3.35 Acres Idyllic Woodland Setting

Comprising two detached Larch Clad holiday chalets (1 x circa 49m² and 1 x 42m²) currently lucratively let via "Sykes Cottages" grossing circa £40,000 per annum. Each chalet boasts modern one bedroomed accommodation incorporating Hot Tubs, LPG central heating, a shared storage shed and a shared modern package sewage treatment system, set in an idyllic private and secluded mature woodland setting attractively boarded by a natural stream and accessed via a good hardcore surfaced private lane with electric security gate *(part of the access lane will be subject to the vendors retained right of way for all purposes and for access for the benefit of Lot 2.)*



Services: Mains water and electricity connected; private package sewage treatment plant installed, Bottled LPG for cooking and central heating installed.



LOT 2: Circa 3.92 Acres Paddock with Modern Storage Building and Yard Area

Comprising a well fenced Circa 3.92 acres paddock with good roadside access and mains water trough and just a short distance away is a useful modern circa 53 m² open fronted storage building with a concrete floor and externally a generous hardcore surfaced useful yard area.



Services: Field mains water trough; sub-metered mains electricity and mains water connected to the storage building.

Directions: Via *///* what3words: *eggs.energy.bulletins*

Solicitors:

Oglethorpe Sturton & Gillibrand, 16 Castle Park, Lancaster, LA1 1YG.

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.

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.





LOT 1 (Boundary in Red)



LOT 2 (Boundaries in Red)



LOT 2 Paddock



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