

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

**0.642 ACRES (0.25 Hectares) IDEAL PONY Paddock,
Rakes Head Lane, Slyne, Lancaster**



Guide Price: £40,000

Council Tax Band: N/A

Tenure: Freehold with Vacant Possession

Energy Performance Certificate Band: N/A

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

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)

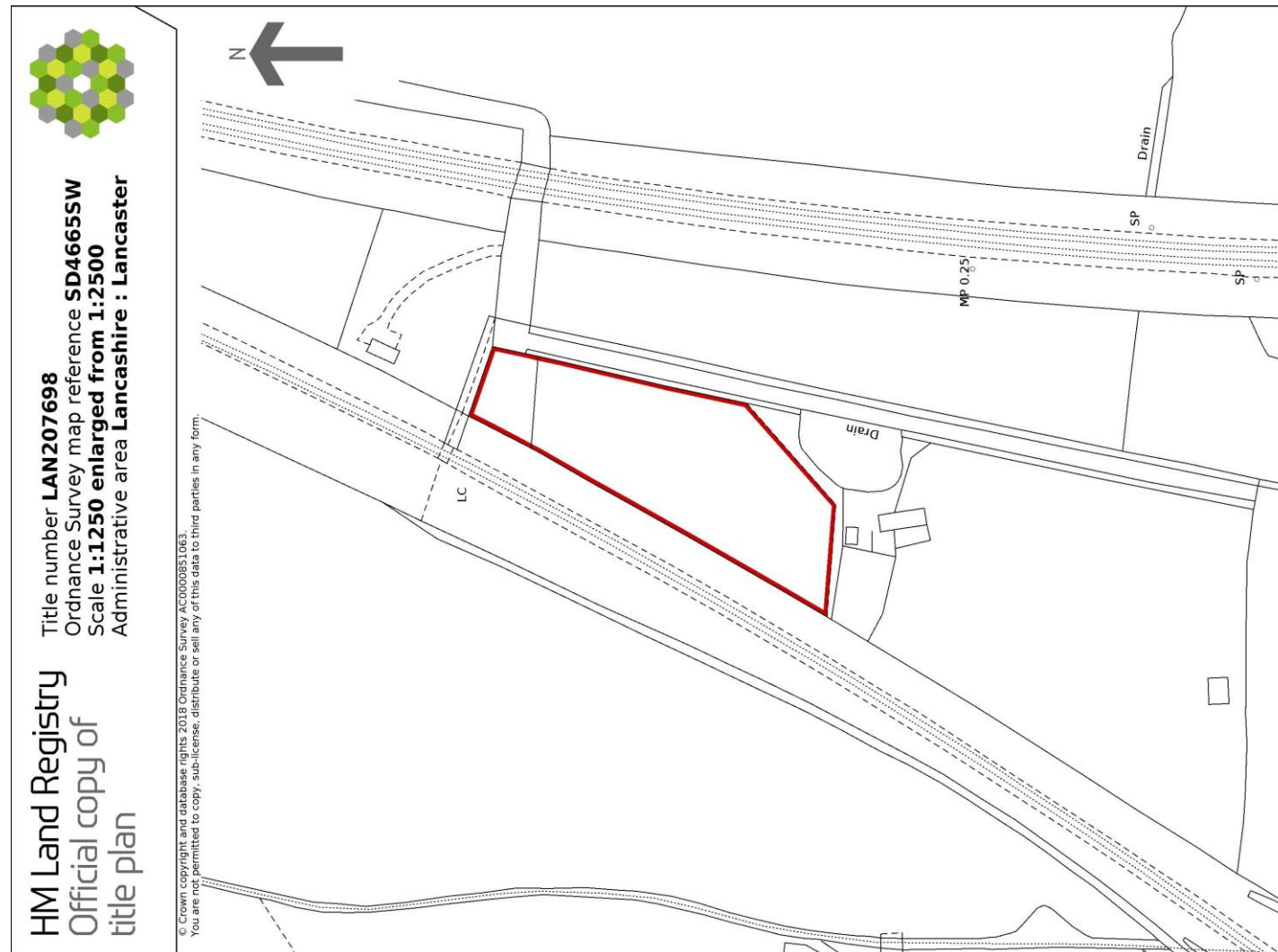
Please further note there is also a Public Footpath running past the land which links Rakes Head Lane over the railway crossing and leads To Betony Drive housing estate off Bare Lane, Morecambe (**Via** */// what3words: powers.gates.fact*).

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



Title Plan



Utilities:

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

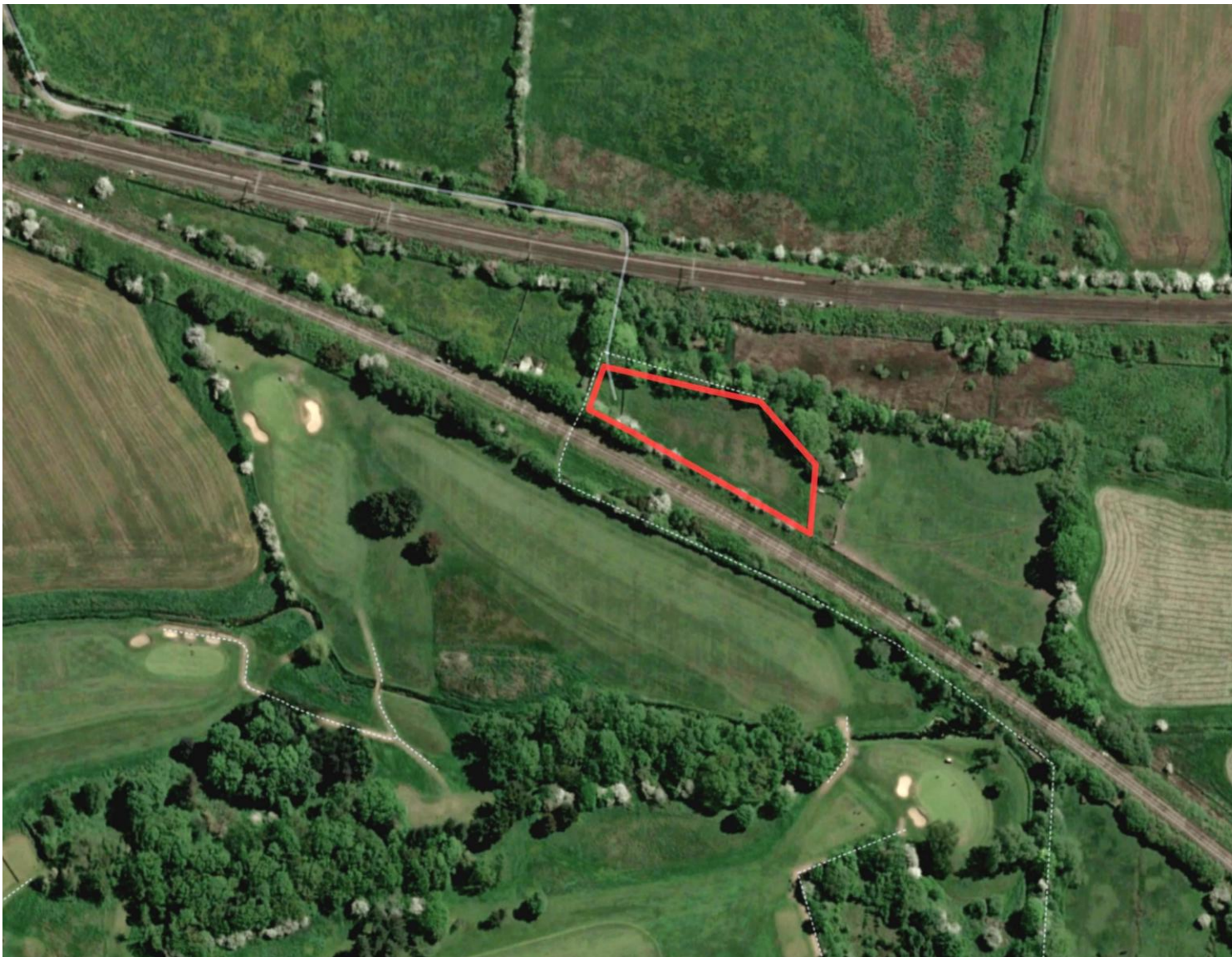
Network / Broadband:

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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