

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

By direction of Messrs JW & SE Drinkwater

CONDER MILL FARM OWL'S REST



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OWL'S REST *(hatched purple on plan attached)*

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

Price: Offers in the region of £285,000

Comprising a detached stone barn under a renewed slated roof granted detailed planning consent in 2002 for conversion into an attractive spacious 3 bedroomed residence with adjoining double garage enjoying lovely southerly rural views and easterly aspect overlooking the River Conder.

Gross internal area 1835.2ft² (170.5m²) excluding garage.

(All planning conditions were discharged and works commenced in 2007 but remain unfinished).

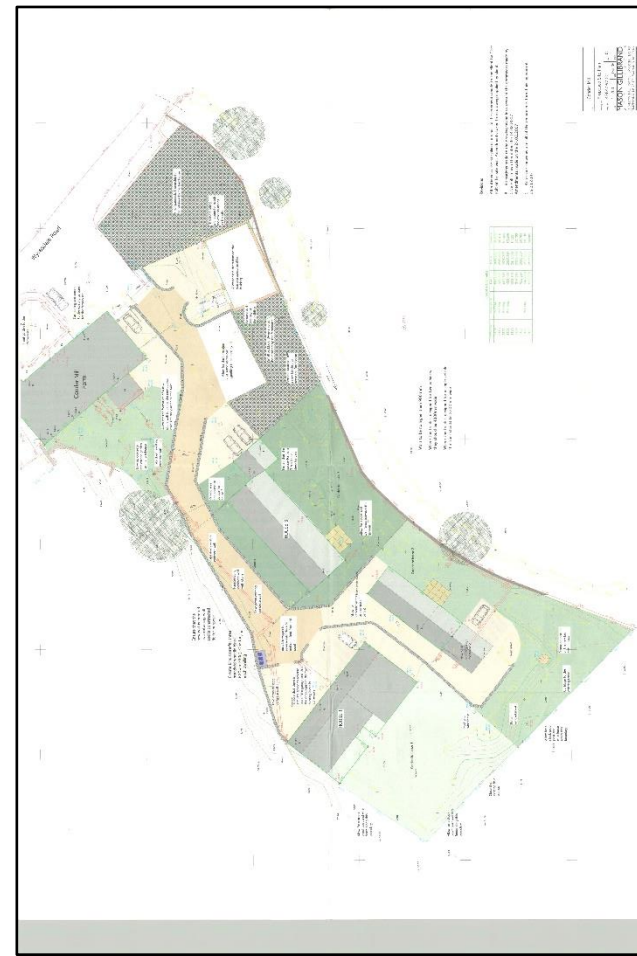
Services: Subject to application as necessary by the purchasers at the purchasers own expense.



Available by Separate Negotiation: Circa 2.86 acres
(hatched yellow on plan attached)

2.86 Acres (1.57 ha) Paddock





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.

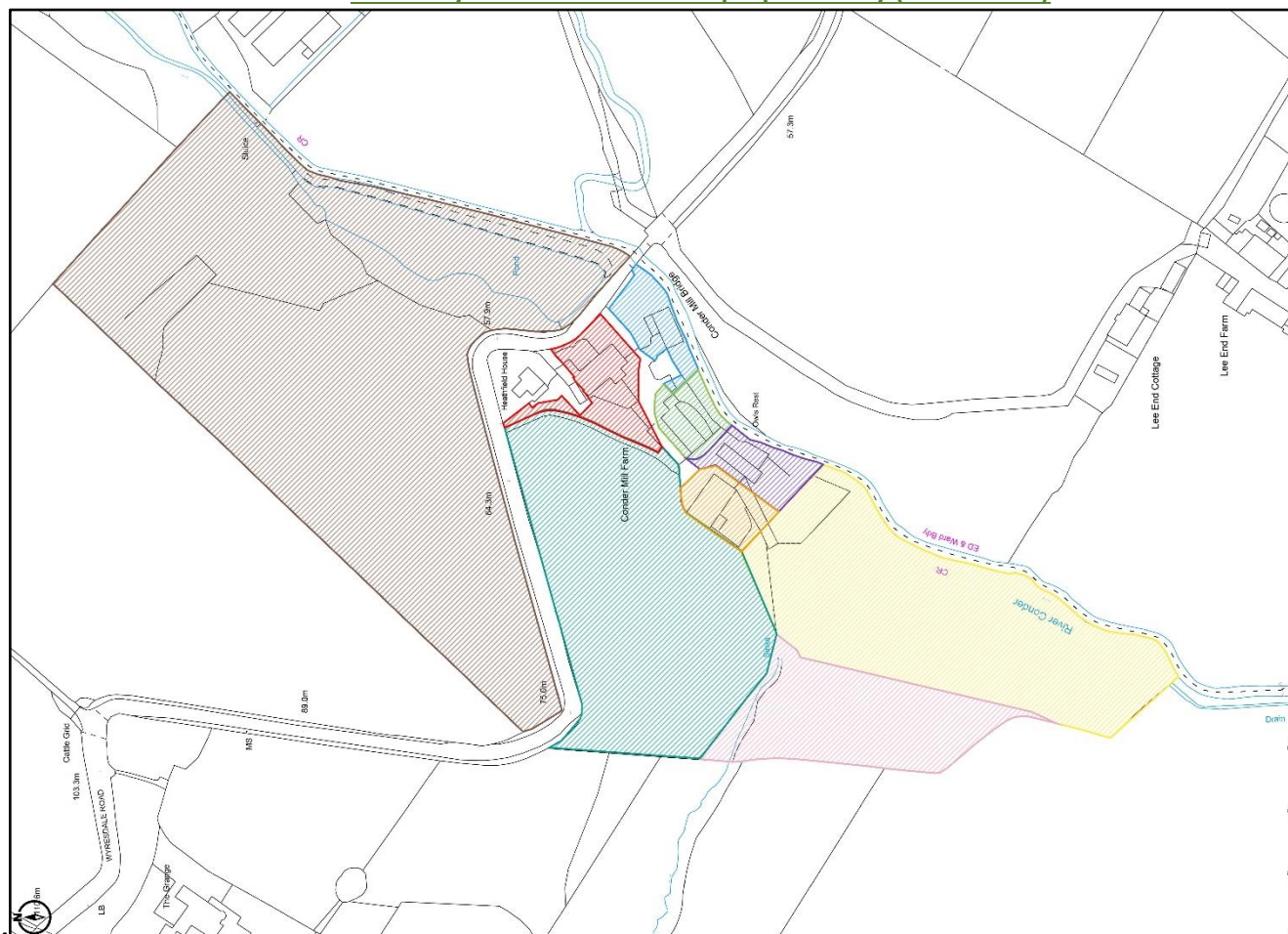
Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

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.

Boundary Plan for information purposes only (not to scale)



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