

## Residential Development Site For Sale

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Lancaster LA1 1EW  
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**Fronting Meldon Road/  
Jenny Nook  
Mossgate Park  
Heysham  
LA3 2FQ**



### Location

The development site has frontage onto Meldon Road at its junction with Jenny Nook within the Mossgate Park residential development.

All local amenities are available on Heysham Road within quarter of a mile distance. Access to the bypass connecting through to junction 34 of the M6 motorway is within quarter of a mile distance. Access to the railway network is available at Morecambe station within three miles distance.

### Description

The site slopes from Meldon Road/Jenny Nook down towards the railway line.

The site extends to .54 hectares/1.34 acres and is suitable for residential development.

No planning application has been submitted and any enquiries should be made of Lancaster City Council Planning Department on 01524-582950.

### Services

We believe that all mains services are available for connection to the site although purchasers should make their own enquiries of the appropriate utility providers.

### Tenure

We understand the site is held freehold and with full vacant possession.

### Price

Offers in the region of **£200,000** are sought for the freehold site.

### VAT

All prices quoted above are exclusive of and will not be liable to VAT.

### Money Laundering

In accordance with anti money laundering, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### Viewing

Strictly by appointment with the Agents:

Richard P. Taylor  
12 Sun Street  
Lancaster  
LA1 1EW

Telephone: 01524-542717  
Website: [www.rptaylor.co.uk](http://www.rptaylor.co.uk)

### Subject to Contract

The property is offered subject to contract, prior sale/letting or withdrawal.

**Misrepresentation Act 1967**

Richard P. Taylor for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that

1. These particulars do not constitute, nor constitute any part of, an offer or contract.
2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) or lessor(s) do not make or give and neither Richard P. Taylor Chartered Surveyor nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

**Finance Act 1989**

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

**Property Misdescriptions Act 1991**

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.



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