



## Land at, Wellington View Farm Bay Horse Road, Lancaster, LA2 0JF

A substantial plot in Bay Horse with planning permission granted for conversion into three residential units using the existing framework. Further information is available via <https://planning.lancaster.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QEZQD4IZ07B00>

Currently a range of steel portal frame buildings at Five Lane Ends, at the end of Bay Horse Road which is situated within approximately 3/4 of a mile of junction 33 of the M6 and within five miles of Lancaster City Centre, adjacent to the Local Authority road from Quernmore to Dolphinholme. The three steel frame buildings have approximate sizes of 45' x 36', 45' x 45' and 45' x 36'. The substantial buildings and adjoining land (see full site plan within the images) is sold as Freehold with full vacant possession upon completion.

Please note: There is no independent water supply, drainage, gas or electricity to the site currently.



### Conditions of sale

1/ The purchaser must create a fence boundary between this land and the adjoining farm land within sixty days of completion of purchase.

2/ The purchaser must pay the vendors legal fees.





Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-54) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>				<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) <b>A</b></p> <p>(69-80) <b>B</b></p> <p>(55-68) <b>C</b></p> <p>(39-54) <b>D</b></p> <p>(21-54) <b>E</b></p> <p>(1-20) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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