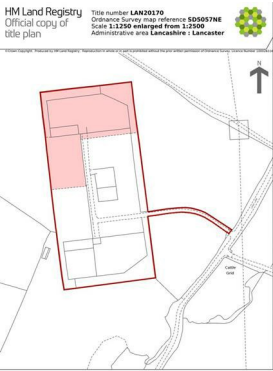




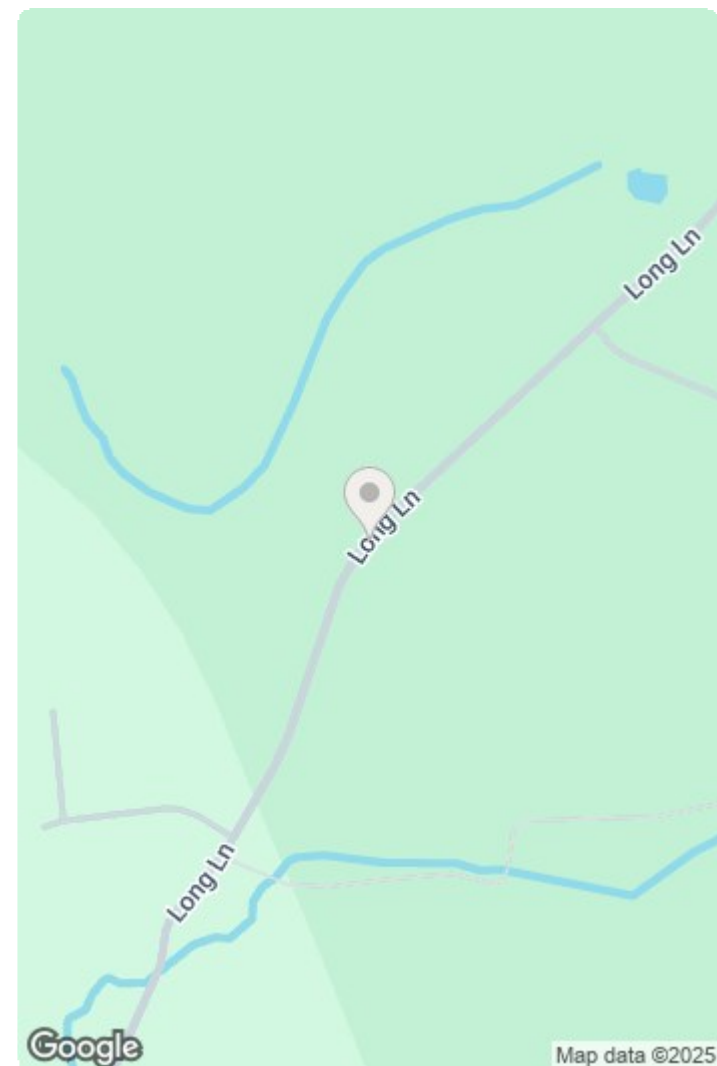


# Land off Long Lane, Ellel, Lancaster, LA2 0QF

Fantastic development opportunity set in stunning surroundings and located within a short drive to the historic city of Lancaster and junction 33 of the M6 motorway. A former electricity substation that benefits from existing private road access directly from Long Lane and will appeal to range of developers looking for a well positioned site in a desirable location. Offering 4 acres of land with no restrictive covenants or rights of way through, making it an attractive proposition for house builders of all sizes. Situated just outside the Forest of Bowland AONB, the site lies in picturesque yet convenient location with easy access onto the M6 motorway, as well direct access into Lancaster city centre. The historical city provides a wide range of amenities including shops, highly regarded schools, the award winning University of Lancaster, a mainline railway station and the Royal Lancaster Infirmary.



Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



