



**FISHER
WRATHALL**
COMMERCIAL



Land To Rear 234 Bowerham Road, Lancaster, LA1 4JP Offers Over £250,000

FOR SALE - Proposed Development Opportunity - Land with plans submitted to the local authority seeking planning approval for the scheme drawn up for 3 houses. One detached house and two semi detached houses each being 3 bedroomed with all bedrooms en suite.

The plans have just been submitted so await validation. Sought after and popular residential location near Moorside Primary School. The land is situated to the rear of number 234 Bowerham Road.

A rare opportunity to acquire a potential residential development site. Viewing of the location highly recommended.



Location

The Bowerham area of Lancaster is an excellent residential area, ideal for accessing the city centre, universities, railway station and motorway network.

Also situated very close to local primary schools, so a great location for young families.

Description

Potential development land with plans drawn up for 3 houses, one detached and a pair of semi detached houses, all identical in size over 3 stories. Deceptive accommodation.

Planning approval awaited for the scheme drawn up. Proposed plans attached. Scaled off the drawings each property is some 1,484 square feet or thereabouts.

Proposed Accommodation

Ground Floor

Entrance Hall

Cloakroom/w.c.

Lounge

Dining Kitchen

First Floor

Bedroom 1

With en suite Showerroom/w.c.

Bedroom 2

With en suite Showerroom/w.c.

Bathroom/w.c.

Second Floor

Bedroom 3

With en suite Showerroom/w.c. and En suite Dressingroom.

Services

We assume all mains services will be available to be connected but this does require confirmation from the vendor.

Council Tax

To be assessed once build complete.

Sale

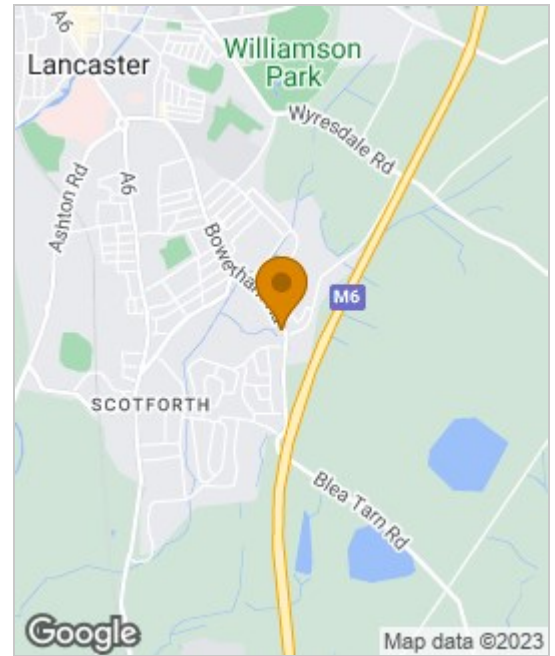
The land is being sold subject to contract and obtaining planning approval for the scheme proposed as shown on the attached plans.

Various plans and reports available for inspection.

A very popular residential area.

Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN. Please call 01524 69922 to arrange or email: info@fwcommercial.co.uk



Energy Efficiency Rating

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

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