



**FISHER
WRATHALL**
COMMERCIAL



Land at Stone Row Head, Lancaster, LA1 3JX Offers Over £1,000,000

FOR SALE - Rare opportunity to acquire a site with unique development potential in a delightfully private and secluded location off Quernmore Road near Standen Park.

'You would not know the site exists'. Stone Row Head Farm.

Planning previously applied for under application no. 20/01334/FUL and recently refused.

Viewing of this site is essential to fully appreciate its location and outlook.



Location

Lancaster is a vibrant university city with a wealth of history and is the principal town of North Lancashire. The M6 motorway passes to the East of Lancaster, with junctions 33 and 34 to the south and north respectively.

The population for the district is in excess of 130,000 plus students.

The land at Stone Row Head is situated off Quernmore Road. Go over the mini roundabout at Standen Park and turn first left into Stone Row Head. Turn next left and the site is on the left hand side at the entrance to Ridge Lea. The site is hidden from Stone Row Head up a private cobbled road.

Description

Unique development opportunity in a delightfully private and secluded location off Quernmore Road near Standen Park.

'You would not know the site exists' due to the tree lined surroundings. A collection of farm buildings, land and wooded areas.

Suitable for a variety of uses, subject to planning.

Viewing of this site is essential to fully appreciate its location, views and potential.

Accommodation

A traditional farmhouse and barns with ancillary buildings in need of refurbishment or demolition subject to obtaining satisfactory planning permission.

Planning

20/01334/FUL | Demolition of outbuildings, change of use and conversion of farmhouse and barns to form 5 dwellings (C3) and erection of 9 dwellings (C3) with associated access, landscaping, servicing and infrastructure works | Stone Row Head Farm Stone Row Head Lancaster Lancashire LA1 3JX

Planning previously applied for under application no. 20/01334/FUL and suspended after discussions but recently re-submitted with an amended plan.

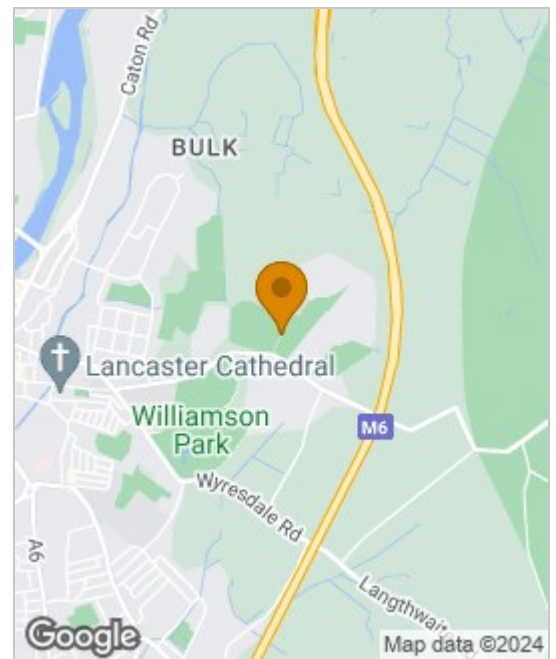
Proposed 14 units in total. Planning recently refused.

Site Area

0.85 hectares or 2.1 acres.

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



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