

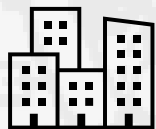
FOR SALE

ROADSIDE RETAIL
DEVELOPMENT SITE

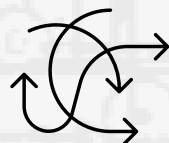
SCOTLAND ROAD
CARNFORTH
LA5 9RQ



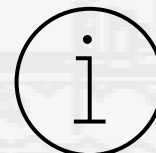
1.57
Acres



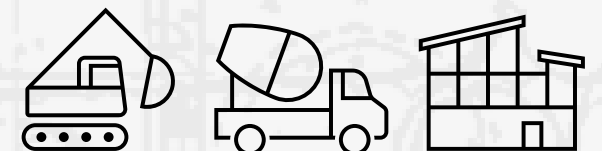
900m²
9,688ft²



J35 / M6



Freehold



Shovel ready scheme with
roadside retail planning

SCOTLAND ROAD A6

 **Richard P Taylor**

CHARTERED SURVEYORS

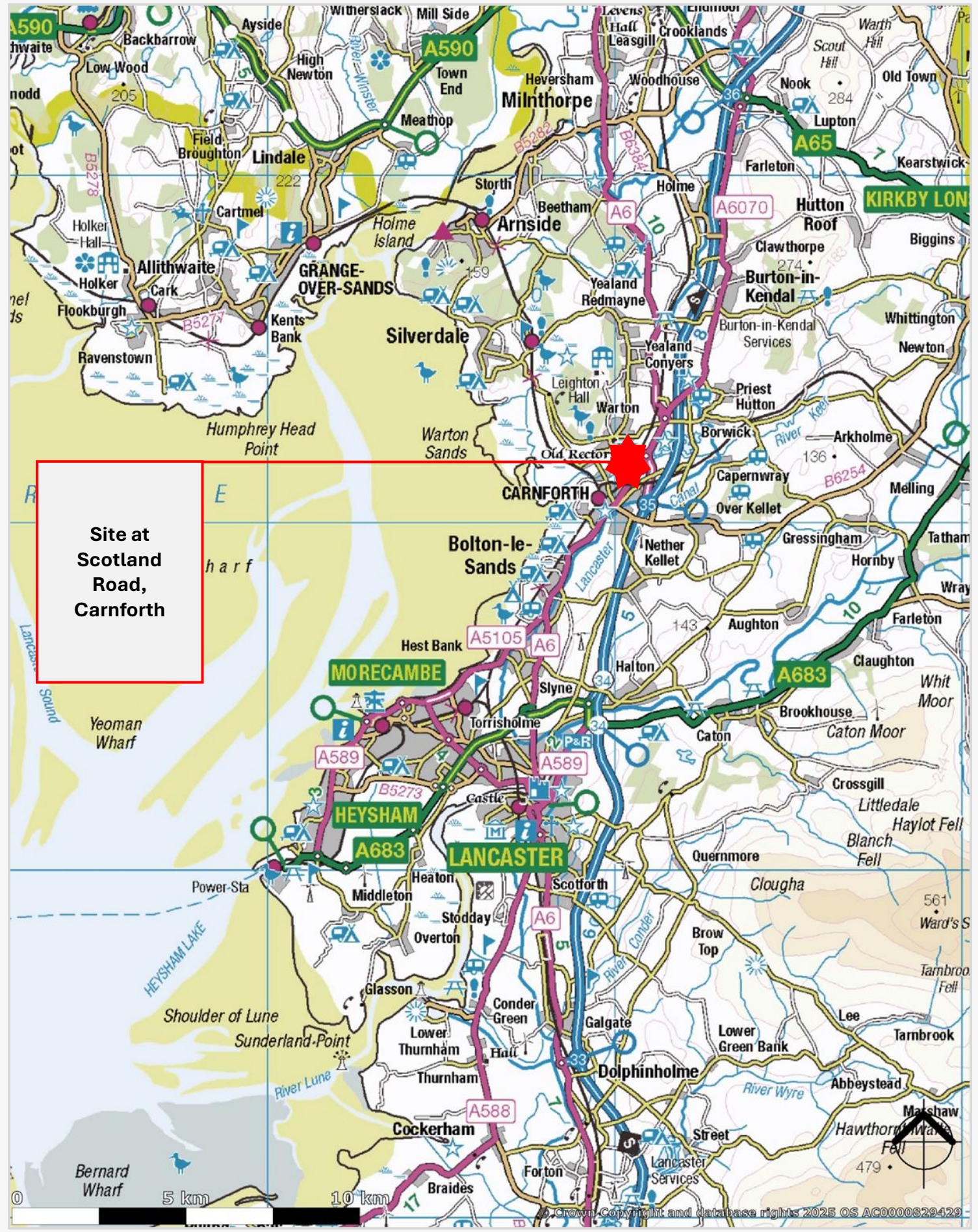




... LOCATION

The site is located less than 1.5 miles from J35, M6 at Carnforth. Kendal and the South Lakes via J36 are within 15 miles drive to the north, Lancaster and J34 are within an 8 mile drive south.

Surrounding occupiers comprise Truckhaven, Ash Lea commercial landscaping, Porsche South Lakes, Havwoods Flooring, Castle Packaging, Travellers Choice Coach Hire, DX Direct and Border Aggregates.



Site at
Scotland
Road,
Carnforth



Truckhaven,
J35 Carnforth

A6 /
A6070

J35
<1.5 miles

Porsche South
Lakes & Carnforth
Business Park
Carnforth

M6
Motorway

Keer Park Industrial
Estate,
Carnforth



Site at Scotland Road,
Carnforth
LANCASHIRE
LA5 9RQ



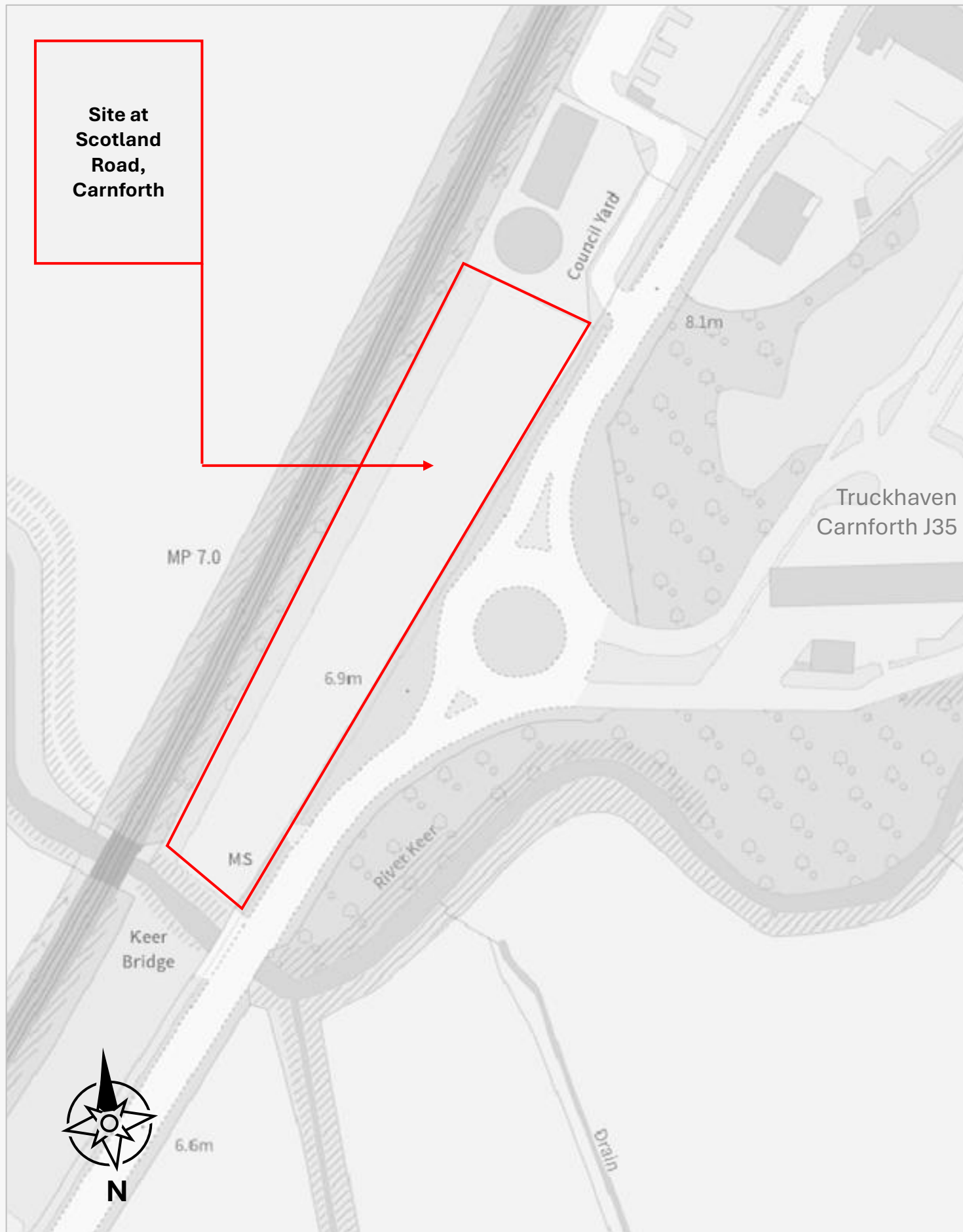
... SITE INFO

0.635 Hectares or 1.57 Acres

Freehold / LA626360

The property is not assessed for business rates

Mains electricity, gas, water and drainage are available
with Scotland Road





... PLANNING

Planning is secured via Lancaster City Council
and application reference:

Erection of a 2-storey detached building for ... vehicle sales
and hire with associated parking and access:

- **17/01127/FUL**

<https://planning.lancaster.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OVYMQCIZHUE00>

- **24/01160/ELDC**

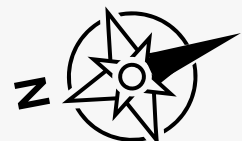
<https://planning.lancaster.gov.uk/online-applications/caseDetails.do?keyVal=SLK3P7IZLCT00&caseType=Application>



... SCHEME PLAN



1 Site Plan
1:200



- Proposed trees & planting
- Trees removed
- Proposed external levels
- Welded mesh security fencing, colour green
- Concrete hardstanding
- Eco Grid System
- Grass
- Tarmac Road
- Tarmac Footpath
- Tree Protection Area

NO.	DATE	BY	CHKD	REVISION/NOTES
1	20/03/17	MPT	HPA	Initial plan for site visit
2	20/03/17	MPT	HPA	Update plan with site visit notes
3	20/03/17	MPT	HPA	Update plan with site visit notes
4	20/03/17	MPT	HPA	Update plan with site visit notes
5	20/03/17	MPT	HPA	Update plan with site visit notes
6	20/03/17	MPT	HPA	Update plan with site visit notes
7	20/03/17	MPT	HPA	Update plan with site visit notes
8	20/03/17	MPT	HPA	Update plan with site visit notes
9	20/03/17	MPT	HPA	Update plan with site visit notes
10	20/03/17	MPT	HPA	Update plan with site visit notes
11	20/03/17	MPT	HPA	Update plan with site visit notes
12	20/03/17	MPT	HPA	Update plan with site visit notes
13	20/03/17	MPT	HPA	Update plan with site visit notes
14	20/03/17	MPT	HPA	Update plan with site visit notes
15	20/03/17	MPT	HPA	Update plan with site visit notes
16	20/03/17	MPT	HPA	Update plan with site visit notes
17	20/03/17	MPT	HPA	Update plan with site visit notes
18	20/03/17	MPT	HPA	Update plan with site visit notes
19	20/03/17	MPT	HPA	Update plan with site visit notes
20	20/03/17	MPT	HPA	Update plan with site visit notes

PROJECT TITLE
Proposed Development on
Site Opposite Truchawen
Scotland Road A6, Carnforth

CLIENT
Byran Hogarth Ltd.

DRAWING TITLE
Site Plan as Proposed

PROJECT STATUS	SCALE	DATE	BY
Planning	1:200 @ A1	March 2017	MPT
DRAWING NO.	REVISION	DRAWN	CHKD
1927-010	D	MPT	HPA

HARRISON PITT ARCHITECTS
20 CASTLE HILL
LANCASTER
LA1 1YU
Tel: 01524 32470
e-mail: hpa@hpaarch.co.uk
Web: www.hpaarch.co.uk

DO NOT SCALE SITE DIMENSIONS FROM THIS DRAWING

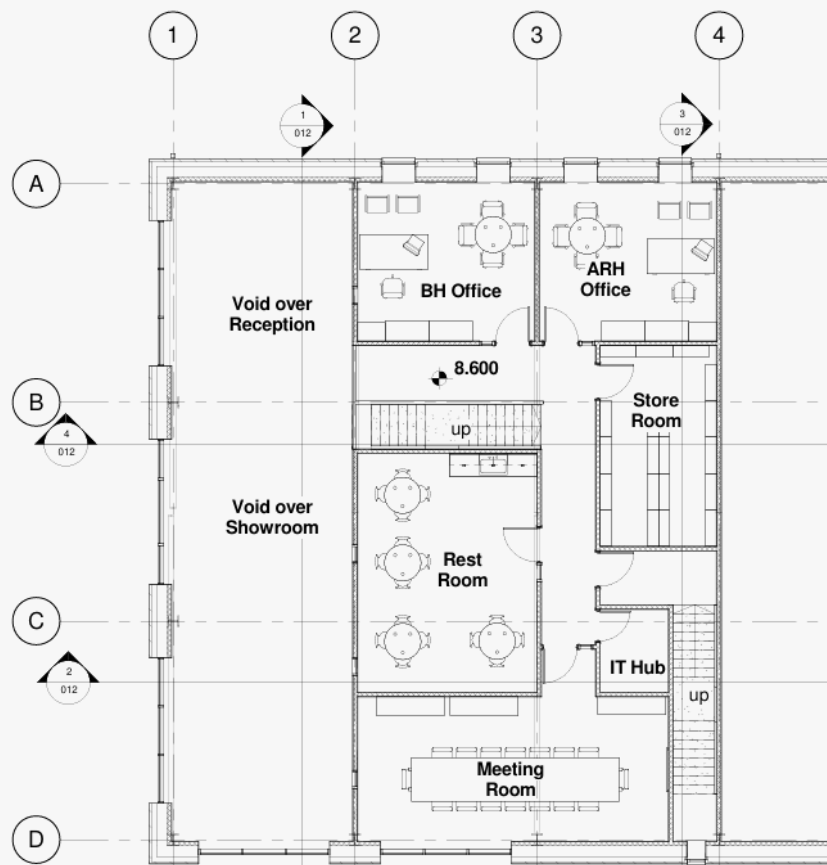


... ACCOMMODATION

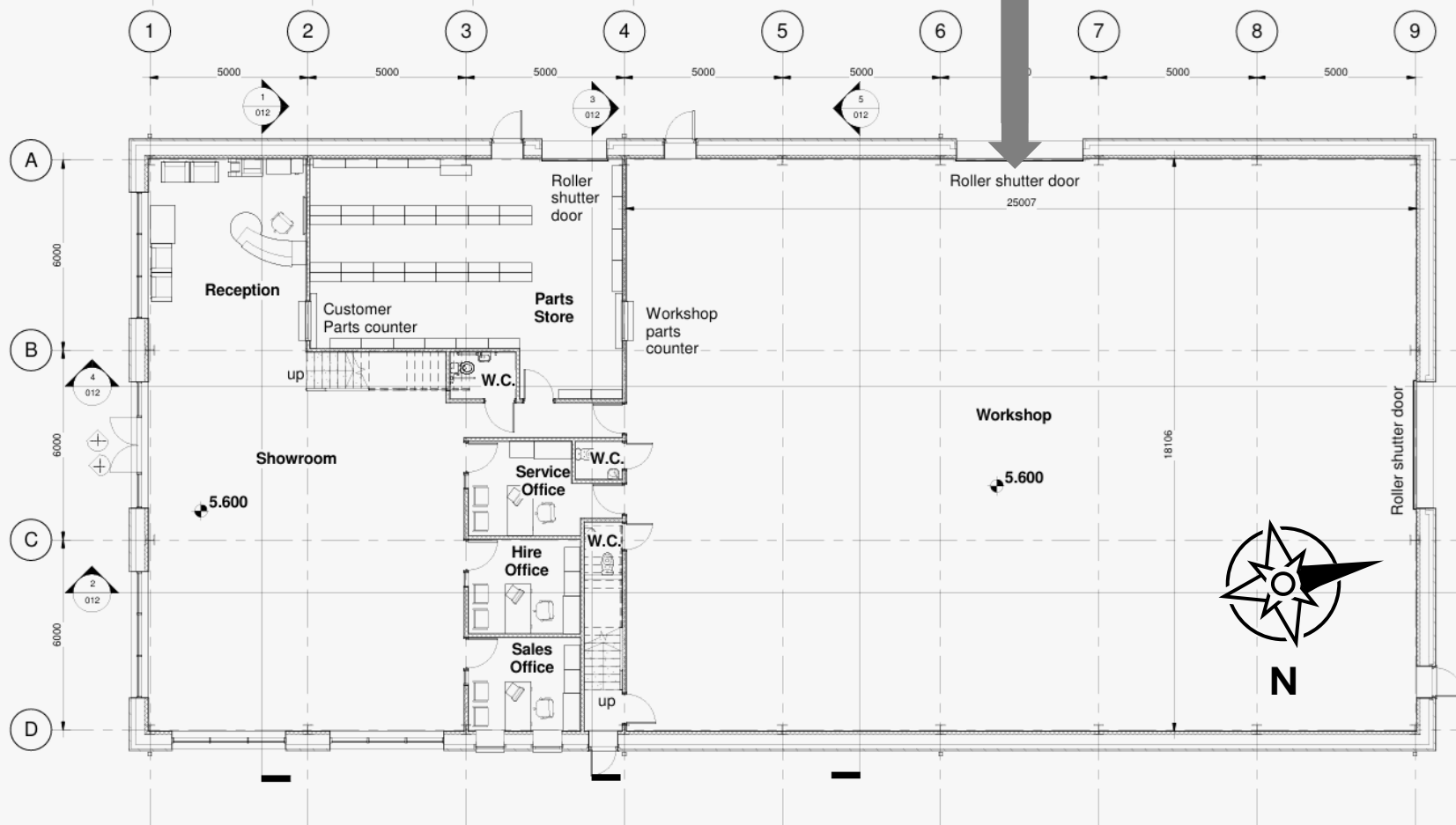
The proposed showroom & warehouse building will extend to:

- **Gross Internal Area**
900m² / 9,688ft²
 - Ground Level
720m² / 7,772ft²
18.00m width
40.00m length
 - First Level
180m² / 1,938ft²
18.00m width
10.00m length

First Level



Ground Level



Yard





... TERMS

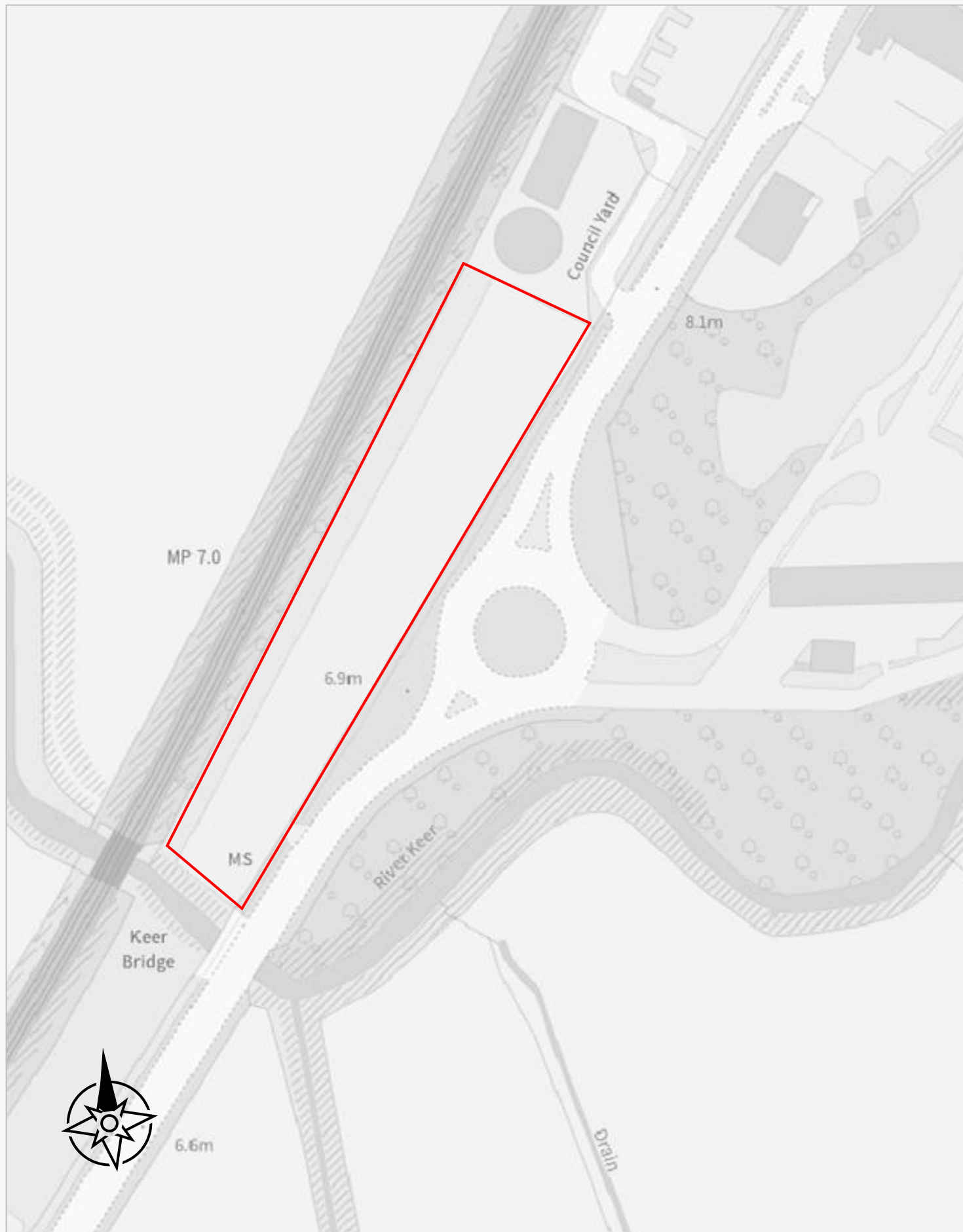
The freehold interest in this site is advertised at an asking price of:

£625,000 exclusive

Each party shall bear their own costs

The site is opted to tax

The site is offered subject to contract





... VIEWING INFO

Money Laundering Regulation:

In accordance with UK Law and the Money Laundering Regulations 2017, as agents we are required to conduct anti money laundering checks on all buyers and leasehold occupiers; as an RICS Regulated Firm we give great weight to this compliance.

In line with RICS and HMRC guidance, our nominated trusted partner who undertakes the AML check is [Veriphy](#). Each application is treated confidentially and, other than with Veriphy, information is not shared with 3rd parties or even with the Seller / Landlord.

A non-refundable fee is payable for each applicant / application. An applicant is defined as an individual (or collection of named individuals where multiple parties are proposed to hold legal interest in the property); in respect of a Company the applicant is the acting Director and the Company's House nominated Person with Significant Control.

The cost of each application shall be charged at a rate of £35.00 inc of VAT per applicant and which expense shall cover the application process with Veriphy (as a 3rd party provider) and which application shall include an annual sanctions assessment. The fee is payable to the selling or letting agent appointed in this matter.

A Verify application must be completed prior to a memorandum of sale or heads of terms to a letting being circulated; no progress in a transaction will occur without such an application being concluded. Any offer proposed by the applicant may be considered by Seller or Landlord in advance of such an application but will be reviewed subject to contract and the completion of associated AML checks.

Viewings:

Strictly via Agents

www.rptaylor.co.uk

Tel: 01524 542717

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

Misrepresentation Act 1967

Richard P. Taylor Limited 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 Ltd. 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. **Photographs taken May 2026**. 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.



Contact:
info@
tigerstates.co.uk

