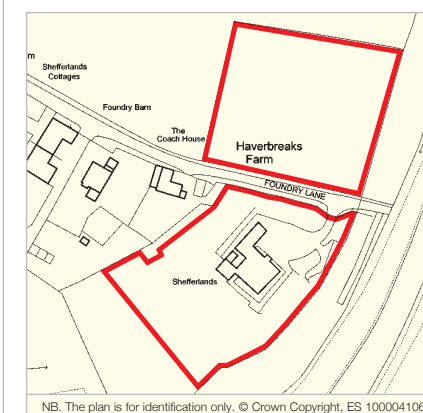


Slyne Shefferlands, Foundry Lane, Nr Lancaster, Lancashire LA2 6BH

- **A Freehold Detached Mansion House**
- Providing Six Bedroom Accommodation
- Together with Two Double Garages and Various Outbuildings
- Total GIA Approximately 708 sq m (7,618 sq ft)
- Site Area Approximately 1.15 Hectares (2.85 Acres)
- Possible potential for Redevelopment subject to obtaining all necessary consents

Vacant Possession

BY ORDER OF
**LANCASHIRE
COUNTY COUNCIL**



To View

The property will be open for viewing every Monday and Wednesday before the Auction between 1.45 – 2.45 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Lancashire County Council
(Ref: James Rowell).
Tel: 01772 536151.
Email: james.rowell@lancashire.org.uk

VACANT – Freehold House



Tenure
Freehold.

Location
The property is located on the south side of Foundry Lane. Local shops and amenities are available in Halton to the south-east, with the more extensive facilities of Lancaster city centre being accessible to the south-west. Virgin and Northern rail services run from Lancaster Station. The A683 and M6 are both nearby. The coast at Morecambe Bay is to the west and both the Lake District and the Forest of Bowland AONB are within reach.

Description
The property comprises a detached mansion house arranged over lower ground, ground and first floors beneath a pitched roof.

The house occupies a site extending to approximately 1.15 hectares (2.85 acres). The property may afford possible potential for redevelopment, subject to all necessary consents being obtained.

Accommodation
A schedule of Accommodation is set out below.

Site Area Approximately 1.15 Hectares (2.85 Area)

Planning
Local Planning Authority: Lancaster City Council.
Tel: 01524 582000.

Floor	Accommodation	Floor Areas
Basement	Four Rooms	90 sq m (968 sq ft)
Ground Floor	Hallway, Five Reception Rooms, Kitchen, Utility Room, Two WCs, Conservatory	359 sq m (3,863 sq ft)
First Floor	Landing, Two Bathrooms, Two Separate WC's, Six Bedrooms	259 sq m (2,787 sq ft)
Total		708 sq m (7,618 sq ft)
Externally	Two Double Garages, Various Outbuildings	–

NB. The measurements were supplied by the Vendor.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.