

FOR SALE

DEVELOPMENT

On the instruction of W John Kelly and John A Lowe of Begbies Traynor, Joint Administrators of Time and Tide (Homes) Ltd



For identification purposes only

Mixed Use Development Opportunity Halton Mills, Halton Lancaster LA2 6ND

- 0.85 ha (2.1 acres) approx
- Close to Junction 34 M6
- Suitable for residential/commercial development, subject to necessary consents

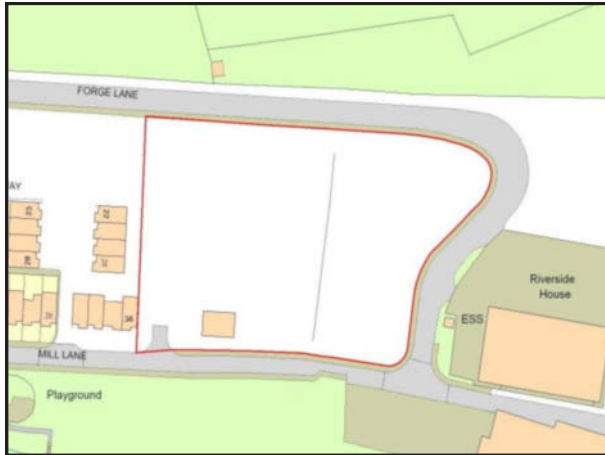
**Edward
Symmons**

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September 2009



LOCATION

The site is located within the Halton Mills development, in the village of Halton, approximately 3.5 miles from Lancaster City Centre and Junction 34 of the M6 motorway.

DESCRIPTION

The site is roughly rectangular in shape and is located in the central part of the Halton Mills site. The site in general is subject to planning permissions and outstanding planning applications for residential and office/commercial purposes.

The above site is undeveloped and has been subject to an outline planning permission for office purposes, which has now lapsed.

PLANNING

Further information can be obtained from Lancaster City Council Planning Department as to appropriate alternative uses for the site.

TENURE

We understand the property is held freehold.

TERMS

Offers are invited for the benefit of our clients freehold interest.

VAT

All prices are quoted exclusive of, but may be liable to VAT at the prevailing rate.

COSTS

Each party will be responsible for their own legal and surveyors costs incurred in the transaction.

FURTHER INFORMATION

For further information please contact Robert Diggie or Paul Parker.

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Misrepresentation Act 1967

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Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

