



Sanderson
Weatherall

For Sale

Depot / Yard Area

0.251 ha (0.62 ac)

► **Depot**
Arkholme
Carnforth
LA6 1BQ



Key points

- ▶ Suitable for alternative uses STP
- ▶ Excellent road connectivity
- ▶ Surfaced yard

Description

The rectangular site extends to approximately 0.62 acres and comprises a predominantly concrete-surfaced yard, with part of the site finished in slate chippings.

The site has been partitioned with timber fencing to create smaller parcels within the wider plot.

The site is secured by timber fencing to the perimeter with the frontage to the B6254 finished in stone. Access is provided directly from the B6254.



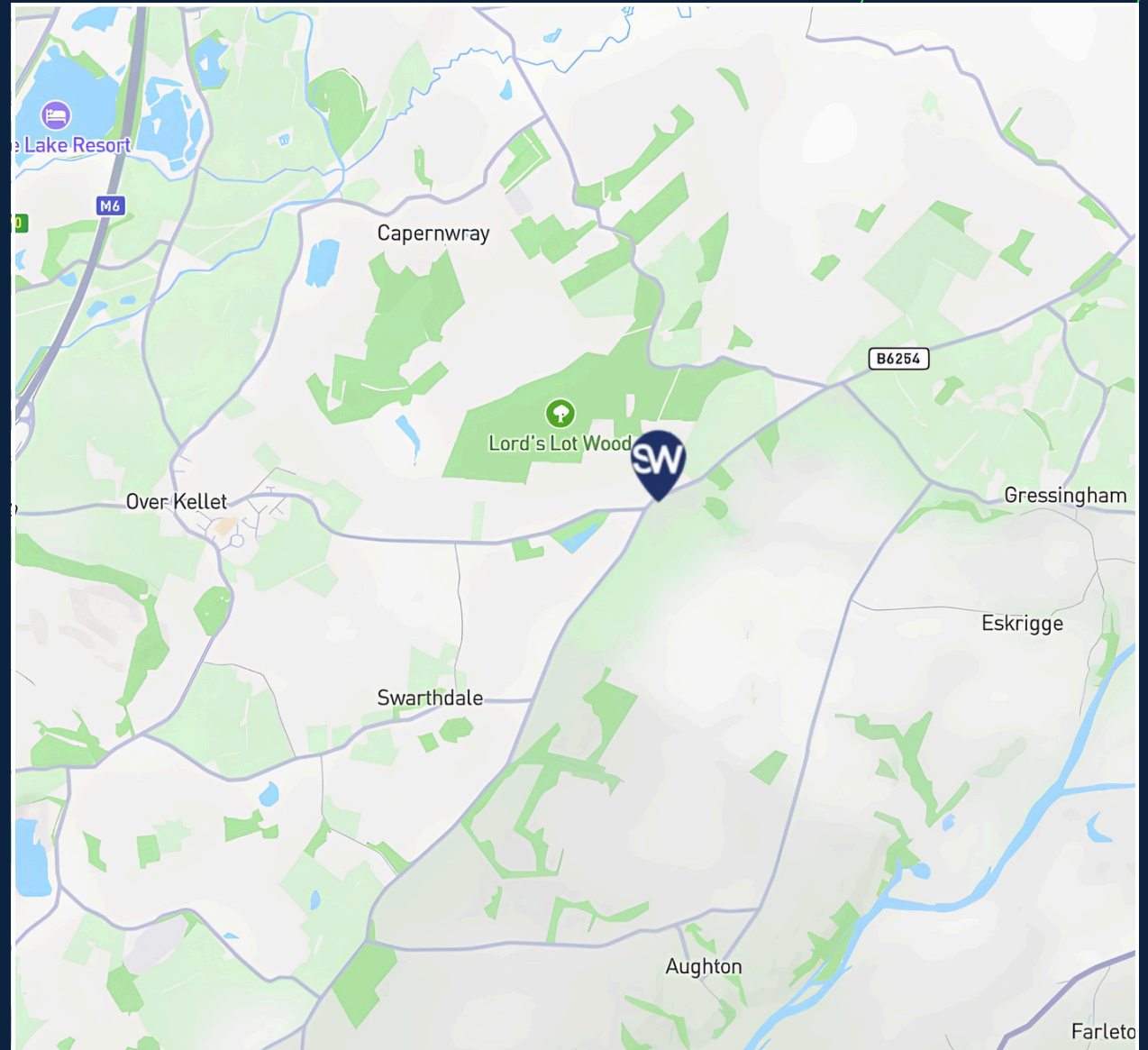
Location

The depot occupies a prominent position on the Kirkby Lonsdale Road in Carnforth, ideally situated on the edge of the Yorkshire Dales and within easy reach of the Lake District.

The property benefits from excellent road connectivity, with Junction 35 of the M6 motorway nearby, providing convenient access to Lancaster, Kendal, the wider North West, and the national motorway network.

Carnforth town centre is close at hand and offers a range of local amenities including shops, supermarkets, cafés, schools, and a railway station with direct services to Lancaster, Barrow-in-Furness, and Leeds.

The surrounding area is characterised by attractive countryside and well-established walking and cycling routes.



Accommodation

The site spans approximately 0.251 ha (0.62 ac)

VAT

VAT may be applicable to this sale at the prevailing rate

Tenure & Terms

The property is held Freehold by way of Land Registry Title Number LA847559

Guide Price

£150,000

Anti Money-Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.









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Viewings

For further information or to
arrange a viewing please
contact the sole letting agents:

► **Adam Marshall**
07734 871 126
adam.marshall@sw.co.uk

► **Tom Parker**
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