

PETER E GILKES & COMPANY

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**FISHING LODGE AND LAND
RUNSHAW HALL LANE
EUXTON
CHORLEY
PR7 6HH**



Price: £37,500

- 1.96 acres (0.8 hectares)
- 0.63 acres (0.25 hectares) of water
- Peaceful and tranquil setting
- Close to large areas of population
- Previously stocked with Coarse fish

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.

CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description: The lodge and land provides a rarely available opportunity to acquire a attractive and appealing amenity asset and enjoy peace and tranquillity in a private and secluded setting.

It enjoys an easily accessible location in an area washed over as Greenbelt convenient for surrounding densely populated residential areas.

Location:



Tenure: The site will be sold Freehold and free from Chief Rent.

Services: There are no services connected to the site but are possibly available.

Prospective purchasers are advised to make their own enquiries.

It is understood the lodge is fed from surrounding streams and ground water before discharging to a ditch.

Access: Enquiries were made of the Highways Authority some years ago who raised no objection to a new vehicular access being created to the north of the site by the existing pedestrian gate which would enable on-site parking to be created.

To View: Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

Fishing Lodge Runshaw Hall Lane Euxton



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