



Announcement of the sale of Rankin Hall situated in the centre of Askam-in-Furness being offered Freehold with the benefit of vacant possession.



PROPERTY

Part of the Ulverston Auction Mart Group

**Rankin Hall**

Duke Street

Askam-in-Furness

LA16 7AE

**Guide £85,000**

## Description

Rankin Hall is currently used as a village hall and consists of the main hall with a stage, storage room, large fully fitted kitchen and two toilets, one having disabled access.

To the side of the building there is a block paved path over which the property is accessed.

The main hall is a large open space with a traditional layout, with a stage at one end and ample room for tables and chairs to accommodate a variety of events.

This detached property offers the potential to be developed into a range of uses such as a large detached residential dwelling, subject to relevant planning permission.





## Tenure

Freehold with vacant possession.

## Wayleaves/Easement

UAM Property is not aware of any rights of way, wayleaves or easements effecting the property.

The property is sold subject to, and with the benefit of, all rights of way, whether public or private, any existing or proposed wayleaves, easements or quasi easements, whether referred to within these particulars or not.

## Services

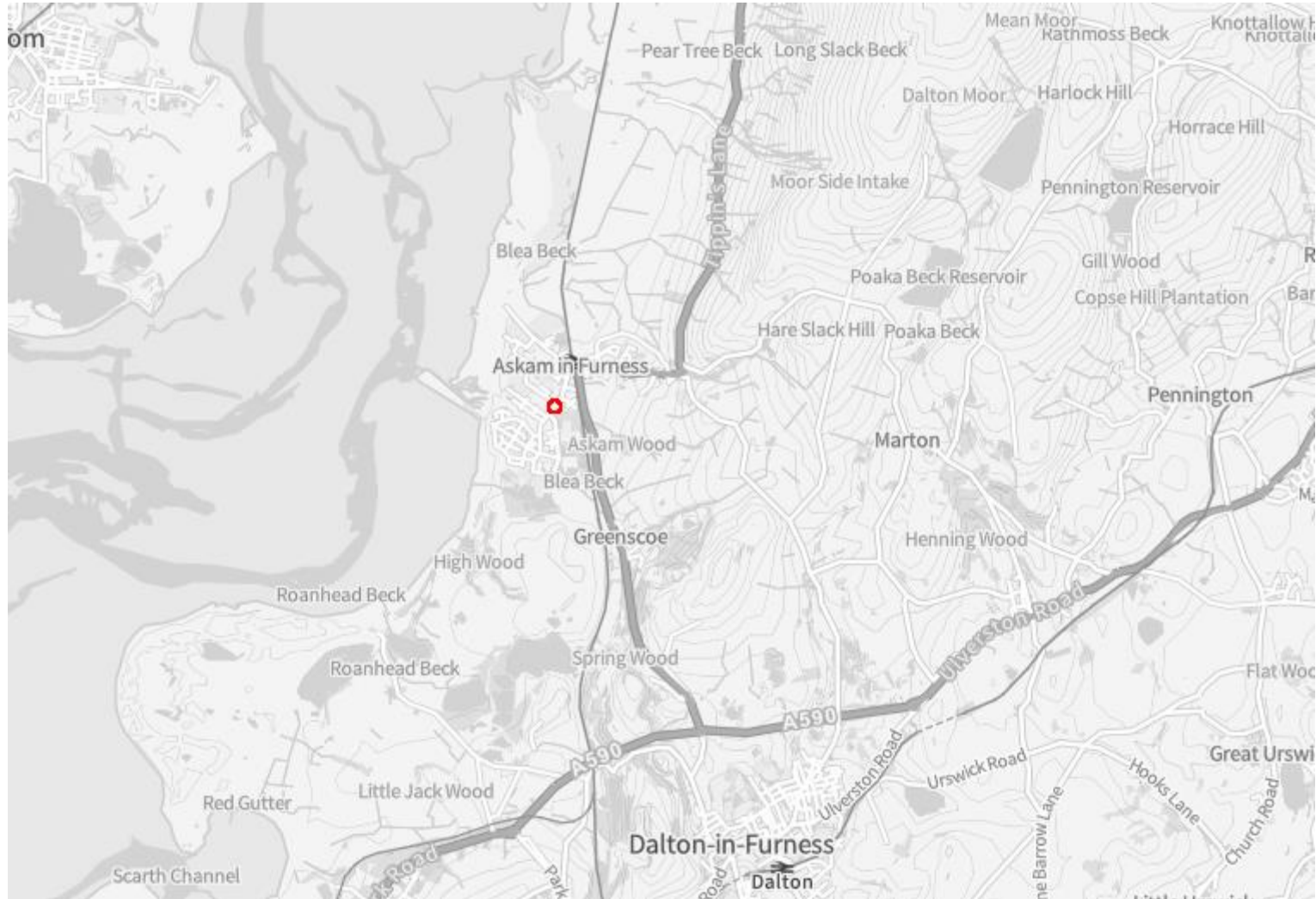
The property is connected to mains electricity, gas, water and drainage. There is central heating throughout and all doors and windows are Upvc double glazed, apart from the emergency fire exit.



# Site Plan



# Location Plan



## **Location**

Askam-in-Furness is a seaside village on the Furness Peninsula near the towns of Ulverston and Barrow In Furness. The property is situated in the middle of the village on the main street.

## **Inspections**

By appointment only with the selling agent UAM Property.

## **Health & Safety**

Viewers should bear in mind the risk associated with vacant properties. We recommend all viewers wear appropriate clothing and footwear to minimise the risks associated with viewing vacant properties.





## Directions

From Kirkby-in-Furness, follow the A595 towards Askam-in-Furness, at the bottom of Ireleth Hill go over the railway crossing and turn left onto Duke Street, just after the turning for Lots Road Rankin Hall is the first property on the left hand side.

From Barrow, follow the A590 to Elliscales roundabout, taking the first exit onto the A595, turn left into Askam-in-Furness onto Lots Road and follow Lots Road to Duke Street, Rankin Hall is the first property on the left hand side.

## Postcode

LA16 7AE



 WHAT3WORDS

resolves.trapdoor.alike



**UAM Property, County Square, Ulverston, Cumbria,  
LA12 7AB**

**01229 583026/01229 582056**

[property@ulverstonauctionmart.co.uk](mailto:property@ulverstonauctionmart.co.uk)

[www.uamproperty.co.uk](http://www.uamproperty.co.uk)

**MISREPRESENTATION ACT 1967 (NOTICE)**

These particulars do not constitute any part of, an offer or a contract. All statements contained in these Particulars are made without responsibility on the part of the Vendors and Agents. No statements contained in these Particulars are to be relied on as Statements or representations of fact. Intending Purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the Statements contained in these Particulars. The Vendors do not make or give, and neither Messrs Harrison Coward nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this Property. The Property is offered subject to Contract and to remaining unsold.

