

For Sale By Informal Tender By Direction of the Trustees of the Kendal Methodist Circuit

## POTENTIAL DEVELOPMENT OPPORTUNITY



## FORMER METHODIST CHURCH & SCHOOL ROOM Cowan Bridge, Nr Kirkby Lonsdale, LA6 2HS

**FOR SALE BY INFORMAL TENDER**

**Tender Closing Date: 12 Noon Friday 31<sup>st</sup> March 2023**

**Guide Price: OVER £150,000**

**Viewing: By prior appointment through Richard Turner & Son Bentham Office.**

Comprising a soundly stone built detached former Methodist Church (built 1866 with school room extension in 1904) under a part slate/part tiled roof potentially offering itself as a wonderful development opportunity subject to the purchaser obtaining all necessary change of use/planning approvals etc. at the purchasers own expense. Being conveniently situated slightly set back from the main road in the popular small rural Village of Cowan Bridge circa 1.5 miles East of the Historic market town of Kirkby Lonsdale.

**Services:** Mains water, electricity, "B4RN Hyperfast Broadband" and private shared drainage system connected.

**Tenure:** Freehold with vacant possession upon completion.

**Solicitors:** Sinton's LLP, The Cube, Barrack Road, Newcastle upon Tyne, NE3 6DB. Tel: 0191 226 7878.

**Local Planning Authority:** Lancaster City Council. Town Hall, Dalton Square, Lancaster, LA1 1PJ.

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

T: 015242 61444 E: [property@rtturner.co.uk](mailto:property@rtturner.co.uk) W: [www.rturner.co.uk](http://www.rturner.co.uk)



**Overall Internal Dimensions Of The Building: 48' x 21' approx. (14.63m x 6.40m approx.)**  
**Overall Site Dimension: 62'8 x 54'9 Ave (19.15m x 16.75m Ave).**



**Rear Yard Area**



**Outside WC & Store**



*N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.*

**INFORMAL TENDER FORM (Subject To Contract)**

**For the Sale of Former Methodist Church & School Room,  
Cowan Bridge, Nr Kirkby Lonsdale, LA6 2HS.**

All tenders to be received at the office of Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF on or before 12 noon on Friday 31<sup>st</sup> March 2023 in a sealed envelope marked in the top left hand corner with reference: **“Methodist Church”**

**FROM:**

**Name:** .....

**Address:** .....

.....  
.....

**Telephone: Home:** ..... **Mobile:** .....

**Business:** .....

**E-Mail:** .....

**SOLICITORS:** .....

**Contact:** .....

**Company:** .....

**Address:** .....

**Telephone:** .....

**PRICE OFFERED: £**.....

(amount in words) .....

- |  |                 |
|--|-----------------|
| <b>Is this a completely unconditional cash offer ? (i.e. not dependant on any planning, survey or finance)</b> | <b>YES / NO</b> |
| <b>Is your offer conditional on formal prior planning approval for change of use of the building ?</b>         | <b>YES / NO</b> |
| <b>Is this offer conditional on a mortgage or any other form of finance? (if yes , please enclose details)</b> | <b>YES / NO</b> |
| <b>Is your offer subject to the sale of another property?</b>  | <b>YES / NO</b> |

**Signed:** ..... **Date:** .....

**Please Note:**

- Offers should be made on this form only; any offers sent by fax or email will NOT be considered.**
- Please understand that although it is likely that the highest unconditional offer will be accepted, the vendors do reserve the right not to accept the highest offer or indeed any offer made.
- The vendor is seeking to exchange contracts within fourteen working days after the successful bidder’s solicitor receives contract documentation from the vendors solicitors (with completion by mutual agreement thereafter).
- Purchasers should be aware that a 10% deposit will be payable upon exchange of contracts.
- Should the successful bidder not perform in accordance with the agreed time scales we reserve the right to deal elsewhere.
- It is anticipated that the successful bidder will be notified by telephone on Monday 3<sup>rd</sup> April 2023. Letters will be sent out to the unsuccessful bidders on the same day.

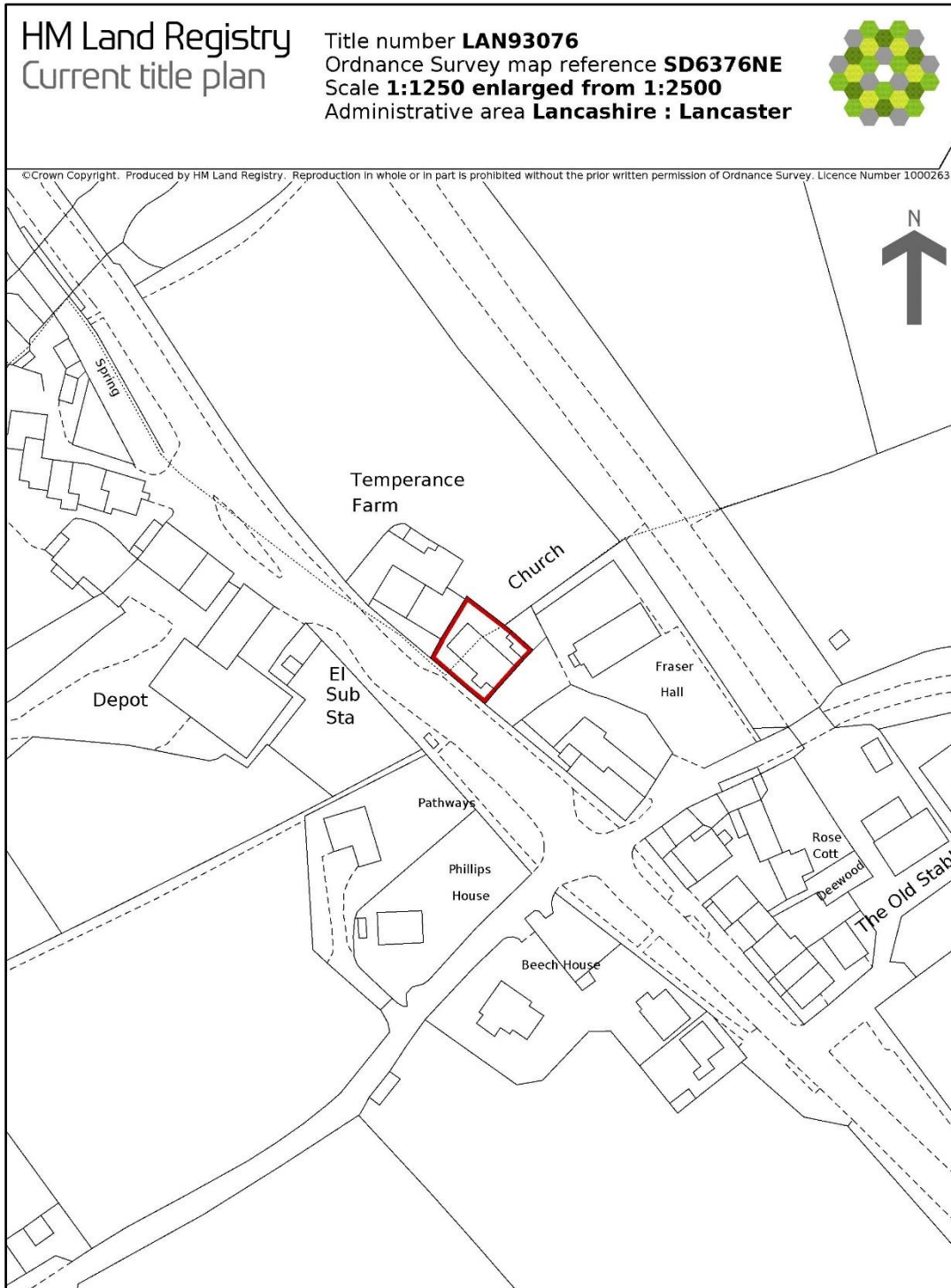
***Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations the successful purchaser will need to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.)***

***Please Note: we will need to conduct a search via "Experian" to verify information provided however, the Experian search will NOT involve a credit search.***

**In the event of any queries, please contact: Edward Metcalfe. Telephone: 015242 61444.  
Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.**



## Copy Title Plan



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