

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803



FOR SALE BY INFORMAL TENDER

Tender Closing Date: 12 Noon Friday 29th August 2025

Council Tax Band: N/A

Tenure: Freehold

Energy Performance Certificate Band: N/A

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF T: 015242 61444 E: property@rtturner.co.uk W: www.rturner.co.uk

Circa 1.79 ACRES (0.72 Hectares) LAND, RAKES HEAD LANE, SLYNE, LANCASTER

An opportunity to purchase a parcel of agricultural land located just off Rakes Head Lane, Slyne. The Land has been used for grazing horses and has the benefit of timber stables, a field shelter and a pond. The land is available For Sale by Informal Tender and has the benefit of vacant possession upon completion. Having vehicular access from Rakes Head Lane.

Directions: Via */// what3words: other.woods.hiding*

Viewings: By prior appointment through the selling agent at anytime during reasonable daylight hours by prior notification



Utilities:

No services currently connected to the land.
All measurements quoted are approximate.

Network / Broadband:

Please check the Ofcom website <https://checker.ofcom.org.uk/> for available internet providers and outdoor mobile networks available from UK's main providers (this excludes 5G). **Please Note:** These results are predictions and not guaranteed and may also differ, subject to circumstances, e.g. precise location & network outage.

Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444. **Through whom all offers and negotiations should be conducted.**

Boundary Plan



Richard Turner & Son. Royal Oak Chambers, Main Street, BENTHAM, LA2 7HF. T: 015242 61444. E: property@rturner.co.uk
Richard Turner & Son. Old Sawley Grange, Gisburn Road, Sawley, CLITHEROE, BB7 4LH. T: 01200 441351. E: sawley@rturner.co.uk



MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.

INFORMAL TENDER FORM (Subject to Contract)

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 29th August 2025** in a sealed envelope marked in the top left-hand corner with reference: **"1.79 Acres Rakes Head Land"**

FROM:

Name:

Address:

Telephone:Mobile:Email:

SOLICITORS:

Company:Contact:

Address:

Telephone:Email:

PRICE OFFERED: £.....(amount in words).....

Date:

Is this a completely unconditional cash offer ? (i.e. not dependant on any planning, survey or finance)

YES / NO

Is your offer conditional on formal prior planning approval for change of use of the property ?

YES / NO

Is this offer conditional on a mortgage or any other form of finance? (if yes , please enclose details)

YES / NO

Is your offer subject to the sale of another property?

YES / NO

PLEASE NOTE:

- 1. Offers should be made on this form only; *any offers sent by email will NOT be considered.***
2. Please understand that although it is likely that the highest offer will be accepted, the vendors do reserve the right not to accept the highest offer or indeed any offer made.
3. 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).
4. Purchasers should be aware that a 10% deposit will be payable upon exchange of contracts.
5. Should the successful bidder not perform in accordance with the agreed time scales we reserve the right to deal elsewhere.
6. It is anticipated that the successful bidder will be notified by telephone on Monday 1st September 2025.
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: Kim Graveson. Telephone: 015242 61444. Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.