

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

For Sale by Private Treaty

**OLD STATIC CARAVAN SET IN 0.15 ACRE IN FABULOUS OPEN RURAL SETTING
FURTHER 0.30 ACRE ADJOINING Paddock OPTIONALLY AVAILABLE
COLD COTES, CLAPHAM, NORTH YORKSHIRE, LA2 8HZ**

**PRICE: Lot 1: Caravan in 0.15 acre Offers invited over £35,000
 Lots 1 & 2 Combined Offers invited over £50,000**



Viewings: Strictly by prior appointment through Richard Turner & Son, Bentham Office

Council Tax Band: Not registered

Tenure: Freehold

Energy Performance Certificate Band: N/A

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

STATIC CARAVAN, SET IN 0.15 ACRE PLOT, COLD COTES, CLAPHAM, NR SETTLE, NORTH YORKSHIRE, LA2 8HZ

LOT 1: (Red boundary on plan)

Comprising an Old "Siesta" 29' x 10' 2 Berth Aluminium Static Caravan which has historically been occupied as a summer holiday retreat for the last circa 18 years and has the benefit of mains electricity and mains water connected. The Caravan is set in a generous circa 0.15 acre plot and there is a further 0.30 acre of adjoining land optionally available to the purchaser of the caravan plot.

Situated in an elevated fabulous open rural setting with uninterrupted long distance views on the outer fringe of the quaint Yorkshire Dales rural hamlet of Cold Cotes conveniently just off the A65 Kendal / Skipton trunk road.

LOT 2: (Blue boundary on plan)

Circa 0.30 acre paddock (*only available to the purchaser of Lot 1 at the same time of exchanging contracts for Lot 1*).

VIEWING: By prior appointment through Richard Turner & Son, Bentham Office.

Directions: Via *///* what3words: *mirror.commoners.teams*

Utilities:

Mains water and electricity connected. No drainage system currently installed.

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.

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.









Boundary Plan







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



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