



GALE GREEN PADDOCK

Westhouse, Nr Ingleton, LA6 3NJ

FOR SALE BY INFORMAL TENDER

Tender Closing Date: 12 Noon Friday 14th June 2024

Guide Price: £50,000

Viewing: Any daylight hour upon production of a set of these descriptive sales particulars.

Comprising 1.79 acres or thereabouts of pastureland with independent access via a field gate and being completely enclosed within a walled boundary.

Located just off the A65 between Ingleton and Ireby/Kirkby Lonsdale.

Services: Water connected. No Electricity.

Tenure: Freehold with vacant possession upon completion.

Solicitors: Oglethorpe Sturton & Gillibrand Solicitors, 17 Main Street, Kirkby Lonsdale, LA6 2AQ. Tel: 015242 71388.

Local Planning Authority: North Yorkshire Council, County Hall, Northallerton, DL7 8AD. Tel: 0300 131 2131.



INFORMAL TENDER FORM (Subject To Contract)

For the Sale of Gale Green Paddock, Westhouse, Nr Ingleton, LA6 3NJ

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 14th June 2024 in a sealed envelope marked in the top left hand corner with reference: **"Gale Green Paddock"**

FROM:

Name:

Address:

.....

.....

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

Business:

E-Mail:

SOLICITORS

Contact:

Company:

Address:

Telephone:

PRICE OFFERED: £

(amount in words)

- Is this a completely unconditional cash offer ? (i.e. not dependant on any planning, survey or finance) YES / NO
- Is this offer conditional on formal prior planning approval for change of use of the Land ? 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

Signed: **Date:**

Please Note:

1. Offers should be made on this form only; **any offers sent by fax or email will NOT be considered.**
2. 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.
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 17th June 2024. 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.**

Copy Title / Boundary Plan



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Sawley, CLITHEROE BB7 4LH
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F: 01200 441666
E: sawley@rturner.co.uk

Royal Oak Chambers, Main Street,
BENTHAM LA2 7HF
T: 015242 61444
F: 015242 62463
E: bentham@rturner.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
F: 015395 66801
E: mailto:kendal@rturner.co.uk



MISREPRESENTATION ACT 1967:

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