

PL564

**For Sale by Informal Tender**

**Detached Bungalow and Range of Outbuildings Set in Circa 1.00 Acre  
with Potential for Redevelopment**



**Lyndene**

**Bambers Lane (Off School Lane),  
Marton Moss, Lytham, FY4 5LQ**

**Guide Price: £350,000**

**Tender Closing Date: 12 Noon Friday 23<sup>rd</sup> October 2020**

**Viewing: Open House Wednesdays 11am to 3pm (please telephone office for a time slot) or by special arrangement** **COVID-19 RULES APPLY** **Strictly NO weekend viewings.**

Comprising detached bungalow and range of sundry outbuildings set in circa 1 acre of lawned garden and paddock, located in a pleasant semi-rural location approximately ½ mile along the popular Bambers Lane cul-de-sac which is just off the A583 Kirkham / Lytham St Annes road and conveniently just a few minutes off the M55 and M6 motorway networks.

The bungalow has 3 bedrooms, central heating and double glazing.

The property lends itself to general upgrading or alternatively the overall site has obvious potential for re-development (*subject to planning permission*).

**Accommodation Comprising: (Propane gas central heating and sealed unit double glazing installed).**

<b>Entrance Porch:</b> 5'5 x 4'2 (1.65m x 1.27m)	Tiled walls.
<b>Hallway:</b> 13'11 x 6'4 min (4.24m x 1.93m min)	Built in cupboard, wall lights, radiator, smoke alarm, telephone point.
<b>Bedroom 1:</b> 12'2 x 11'11 (3.71m x 3.63m)	Centre light, radiator.
<b>Separate WC:</b> 5'8 x 2'7 (1.73m x 0.79m)	Tiled walls, centre light.
<b>Bathroom:</b> 5'10 x 5'7 (1.78m x 1.70m)	Contour paneled bath with over bath shower and curtain, pedestal wash hand basin, tiled walls centre light radiator.
<b>Bedroom 2:</b> 11'5 x 9'11 min (3.48m x 3.02m min)	Centre light, radiator.
<b>Dining Kitchen:</b> 13'9 x 10'4 (4.19m x 3.15m)	Fitted cupboard and units incorporating stainless steel single drainer sink unit, built in electric double oven, ceramic hob with overhead extractor hood and work surfaces with tiled splash backs, paneled ceiling lighting, radiator.
<b>Rear Utility Room:</b> 16'7 x 5'7 (5.05m x 1.70m)	Plumbed for auto washer, "Baxi" gas combi boiler, centre light.
<b>Annex Conservatory:</b> 14'7 x 8'4 (4.45m x 2.54m)	
<b>Lounge:</b> 16'11 x 13'3 (5.16m x 4.04m)	Fireplace housing multi fuel stove, dual aspect windows, centre light, 2 x radiators, TV point.
<b>Bedroom 3:</b> 13'11 x 11' (4.24m x 3.35m)	Built in wardrobe, centre light, radiator.
<b><u>Outside:</u></b>	Private lane leading to circa 1 acre surrounding garden grounds and paddock incorporating a diverse range of useful sundry livestock buildings and garaging etc.













- Services:** Mains water and electricity connected; private drainage system installed.  
LPG Calor propane central heating installed.
- Tenure:** Freehold with vacant possession upon completion.
- Council Tax Band:** 'E' (*Verbal enquiry only*)
- Solicitors:** Blackhurst Budd Solicitors, 22 Edward Street, Blackpool, Lancashire,  
FY1 1BA. Tel: 01253 629 300.
- 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.**

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.

***Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.***



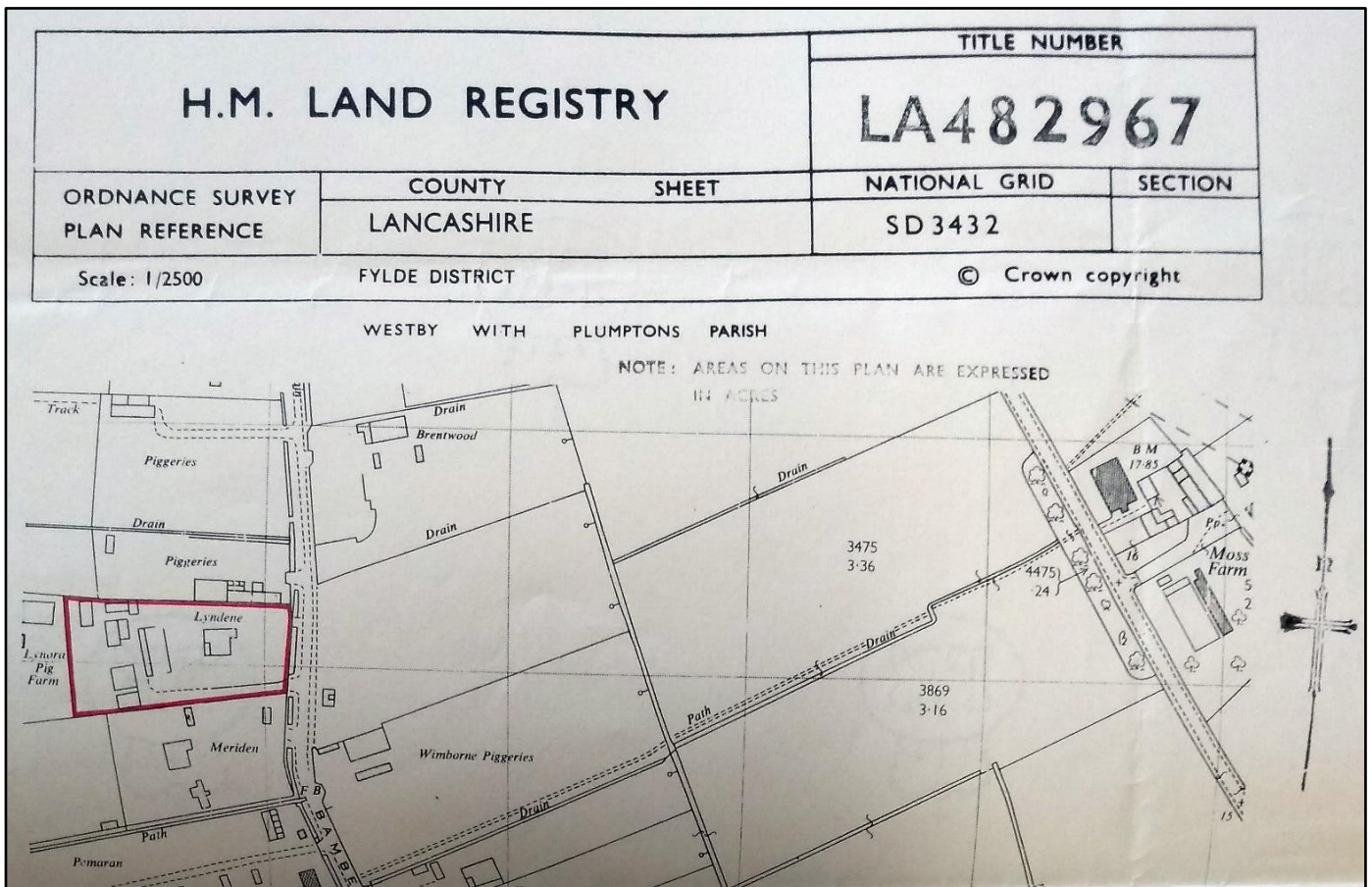
## Energy Performance Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>	35		
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

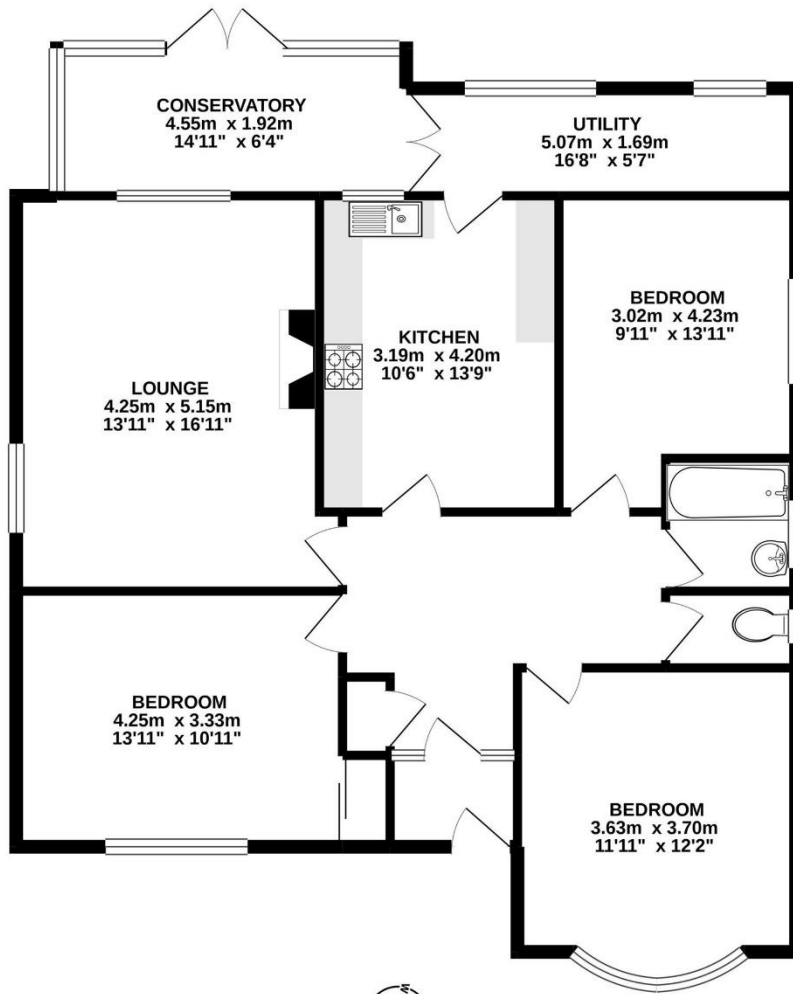
Environmental Impact (CO <sub>2</sub> ) Rating		Current		Potential	
	Current	Potential		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>					
(92-100) <b>A</b>					
(81-91) <b>B</b>					
(69-80) <b>C</b>				75	
(55-68) <b>D</b>					
(39-54) <b>E</b>			52		
(21-38) <b>F</b>					
(1-20) <b>G</b>					
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>					
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC		

### Copy Title / Boundary Plan



# Floor Plan

GROUND FLOOR  
107.0 sq.m. (1152 sq.ft.) approx.

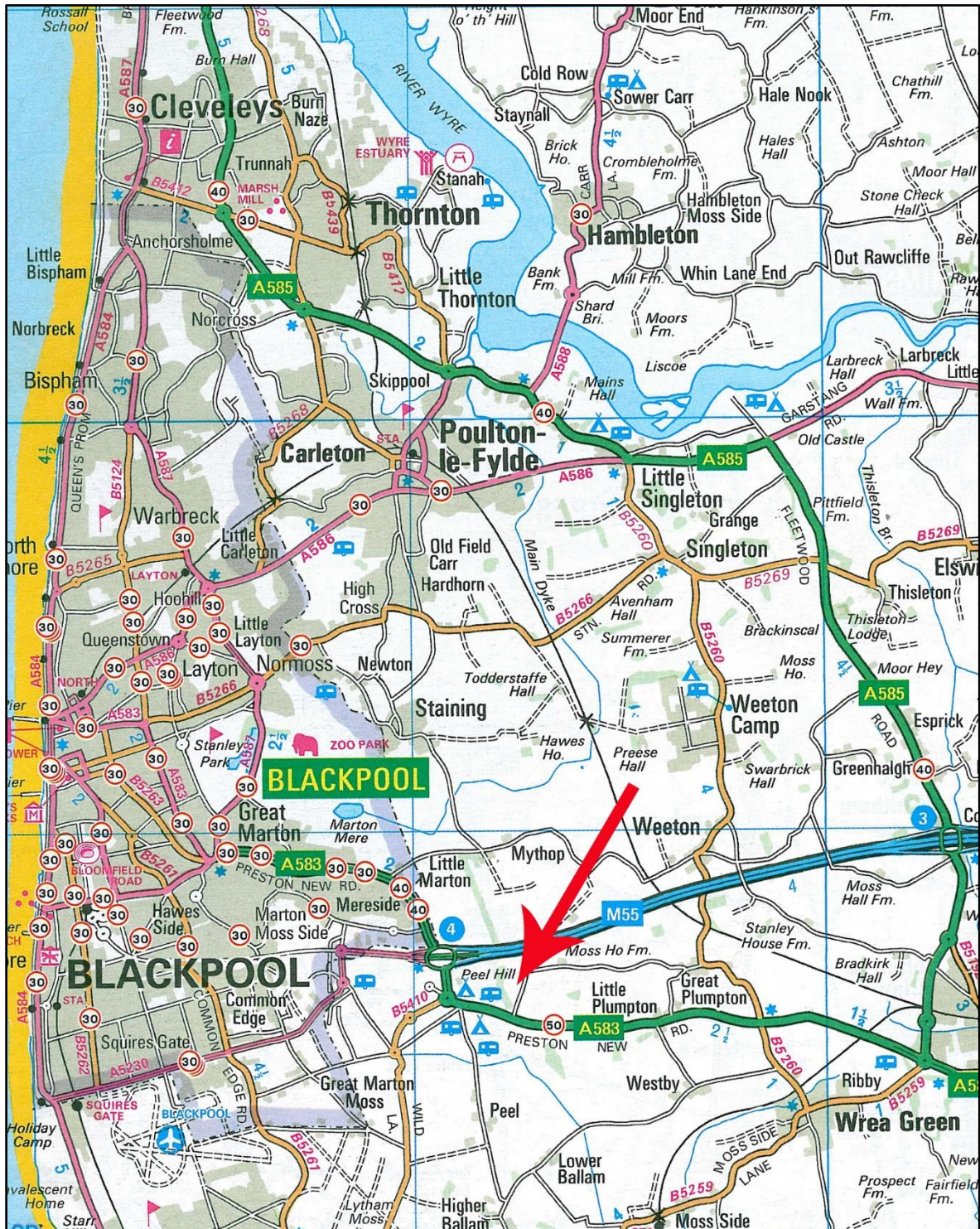


TOTAL FLOOR AREA : 107.0 sq.m. (1152 sq.ft.) approx.

Made with Metropix ©2020



## Location Plan



Old Sawley Grange, Gisburn Road  
Sawley, CLITHEROE BB7 4LH  
T: 01200 441351  
F: 01200 441666  
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## Identification Verification Questionnaire Form

### Proof of Identity :

**We need to see the original document in order to verify your identity please bring in to the office photographic ID together with proof of current address no older than 3 months old:- Either a bank statement, utility bill, council tax or FCA regulated document e.g. car insurance, house insurance etc.**

**I understand that you will undertake a search with Experian for the purposes of verifying my identity. To do so Experian may check the details I supply against any particulars on any database (public or otherwise) to which they have access. They may also use my details in the future to assist other companies for verification purposes. A record of the search will be retained for 5 years.**

**Please Tick Box to Confirm you have read and agree to an Experian Search**

Type of Identity Document	Passport <input type="checkbox"/>			Driving Licence <input type="checkbox"/>		Other <input type="checkbox"/>	
Driving Licence No							
Passport No							
	Country Code			Expiry Date			
National Insurance No							
Gender	Male <input type="checkbox"/>		Female <input type="checkbox"/>				
Reference (Property Address)							
Are You:	Vendor <input type="checkbox"/>		Purchaser <input type="checkbox"/>		Landlord <input type="checkbox"/>		Tenant <input type="checkbox"/>
Full Name							
Date of Birth							
Country of Residence							
House No/Name							
Address 2							
Address 3							
Postal Town							
Post Code							
County							
Months at Address							
Have you lived at your current address for 3 years plus ?	Yes <input type="checkbox"/>		No <input type="checkbox"/>		If your answer is no - please write your previous address overleaf.		
				<b>For Office Use Only:</b>			
Signed:				ID Verified:			
Print Name:				Print Name:			
Date:				Date:			
<b>Copy Photo ID</b>		<b>Copy Address ID</b>			<b>Date Added to Spreadsheet</b>		

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<http://www.rturner.co.uk/privacy-policy.pdf>



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

**For the Sale of Lyndene, Bambers Lane, Marton Moss, Lytham, FY4 5LQ.**

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 23<sup>rd</sup> October 2020** in a sealed envelope marked in the top left hand corner with reference: **"Lyndene"**.

**FROM:**

**Name:** .....

**Address:** .....

**Telephone:**

**Home:** .....

**Mobile:** .....

**Business:** .....

**Fax:** .....

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

**SOLICITORS:**

**Contact:** .....

**Company:** .....

**Address:** .....

**Telephone:** .....

**PRICE OFFERED:** £ .....

(amount in words) .....

**Signed:** .....

**Date:** .....

**Is this an unconditional cash offer?**

**Yes/No**

**Is your offer subject to any finance arrangements? (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 fax or e-mail will NOT be considered.**
2. Please understand that although it is likely that the highest offer will be accepted, the Executors reserve the right not to accept the highest offer or indeed any offer made.
3. The vendors are 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 26<sup>th</sup> October 2020.** 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 all prospective purchasers will need to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and this must be returned with the tender submission.*

*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**