

By Direction of Mrs A Martin & Mrs H Lavin



CIRCA 0.45 ACRE PADDOCK *(Adjoining Trimpell Rugby Pitch)* **Out Moss Lane, Morecambe, LA4 4UP**

Guide Price: OVER £25,000

For Sale By Informal Tender
Tender Closing Date: 12 Noon Friday 17th December 2021

Viewing: at any reasonable daylight hour upon production of a set of these descriptive sales particulars.

Services:

Mains water and electricity available subject to application by the purchasers.

Tenure:

Freehold with vacant possession.

Solicitors:

Wright & Lord Solicitors, 53 Princes Crescent, Bare, Morecambe, Lancashire, LA4 6BY. Tel: 01524 402 050.

Agents:

Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.
Tel: 015242 61444.



INFORMAL TENDER FORM (Subject To Contract)

For the Sale of Circa 0.45 Acre Paddock, Out Moss Lane, Morecambe, LA4 4UP.

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 17th December 2021 in a sealed envelope marked in the top left hand corner with reference: **"Paddock, Morecambe"**

FROM:

Name/s:

Address:

.....

.....

Telephone: **Home:**..... **Business:**.....

Mobile:..... **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 conditional on a survey? **Yes/No**

Is your 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:

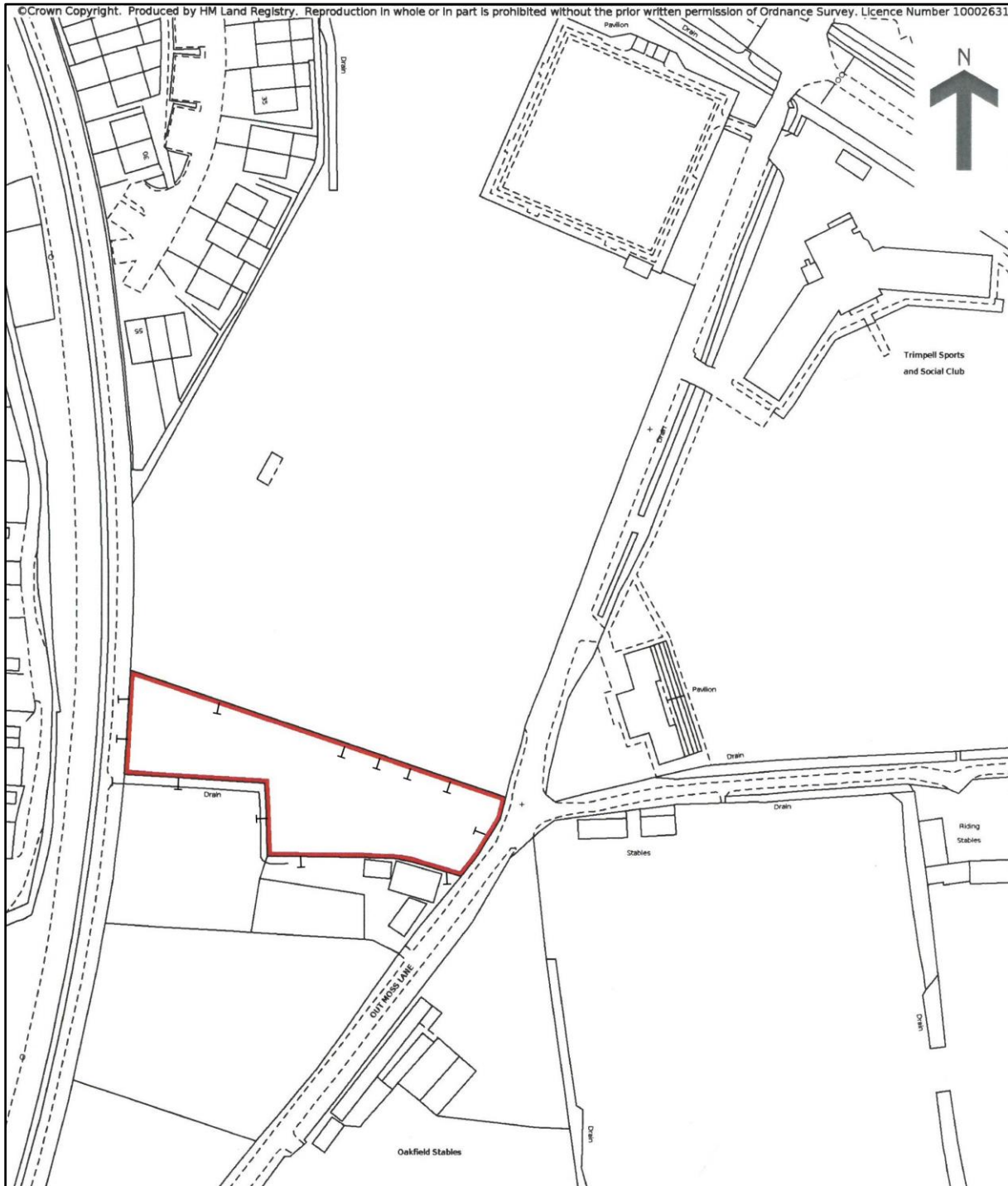
- 1. Offers should be made on this form only; any offers sent by fax or email will NOT be considered.**
2. Please understand that although it is likely that the highest offer will be accepted, the vendors do reserve the right not to accept the highest offer or indeed any offer made.
3. The vendors are 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 20th December 2021.
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.**

Copy Title/Boundary Plan



Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH

T: 01200 441351

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:

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.