

**DRAFT**

PF91

**For Sale by Informal Tender**

**Fabulous Improvement Prospect Detached 19<sup>th</sup> Century  
Former Vicarage Residence in ½ Acre Private Garden Grounds**



**The Firs  
Garsdale, Sedbergh, LA10 5PG**

**Guide Price: £400,000 Region**

**Tender Closing Date: 12 noon Friday 30<sup>th</sup> October 2020**

**Viewing: Open House Fridays 10am to 3pm** *(please telephone office for a time slot) or by special arrangement* **COVID-19 RULES APPLY.**

*(Due to anticipated volume of viewers please park safely on the main roadside and NOT in the property driveway).*

An impressive soundly stone built/slate roofed 19<sup>th</sup> Century detached former vicarage residence being in completely unspoilt and original character condition (**fabulous pitch pine staircase, marble/granite fireplaces, original servant call bells, moulded covings/cornicing etc.**) and now ideally lending itself for a general programme of some internal improvement to create an enviable truly fabulous country residence.

The property enjoys lovely rural views and is privately set back from the A684 Sedbergh / Hawes Road in an elevated position up a short sweeping driveway amid 0.50 acre of mature wooded garden grounds on the outskirts of the Yorkshire Dales National Park Hamlet of Garsdale in the heart of the beautiful Garsdale Valley.

*B4RN Hyperfast Broadband Connected.*

**Sedbergh 6 miles, Dent 11 miles approx.**

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

T: 015242 61444 E: [property@rtturner.co.uk](mailto:property@rtturner.co.uk) W: [www.rturner.co.uk](http://www.rturner.co.uk)

## Accommodation Comprising:

### Ground Floor:

<b>Entrance Porch:</b> 6'8 x 5'9 (2.03m x 1.75m)	Mosaic tiled floor, cornice, leaded glass panel inner door and side window.
<b>Hallway:</b> 28'11 x 4'10 (8.81m x 1.47m)	Built in storage cupboard, centre light.
<b>Reception Room 1:</b> 11'11 x 11'10 (3.63m x 3.61m)	Dent marble open fireplace, dual aspect windows, shelved recess, picture rail, cornice, ceiling rose. Servants call bell ring.
<b>Inner Hall:</b>	Feature pitch pine staircase.
<b>Reception Room 2:</b> 15'10 x 13'11 (4.83m x 4.24m)	White marble open fireplace with servants call bell ring. Mullioned window, picture rail, cornice, ceiling rose.
<b>Reception Room 3:</b> 15'11 x 13'9 (4.85m x 4.19m)	Grey marble open fireplace with fireside servant bell ring. Dual aspect windows, arched recess, picture rail, cornice, ceiling rose.
<b>Cloakroom:</b> 5'11 x 4'11 (1.80m x 1.50m)	Marble topped, circular wash basin unit and wc.
<b>Maids Kitchen:</b> 14'11 x 13'11 (4.55m x 4.24m)	Solid fuel <b>Rayburn</b> oven range. <b>Feature set of 8 brass servant call bells</b> , centre light.
<b>Annex Pantry 1:</b>	Slate keeping shelf, fitted shelves, centre light.
<b>Annex Back Kitchen:</b> 10'11 x 9'5 (3.33m x 2.87m)	Fitted base and wall cupboards, stainless steel single drainer sink unit. Stone flag floor, centre light. Outside door.
<b>Annex Pantry 2:</b> 5'4 x 3'11 (1.63m x 1.19m)	Slate keeping shelf, fitted shelves, centre light.
<b>Rear Vestibule:</b> 8'2 x 3'8 (2.49m x 1.12m)	Access to cellars.
<b>Basement Cellar 1:</b> 15'8 x 14' (4.78m x 4.27m)	Stone flag floors.
<b>Basement Cellar 2:</b> 7'10 x 4'11 (2.39m x 1.50m)	Stone flag floors.

## First Floor:

### **Landing:**

27'4 x 5'  
(8.33m x 1.52m)

Walk in airing/cylinder cupboard with immersion heater, centre light.  
Enclosed staircase to attic room.

### **Bathroom:**

8'11 x 6'1  
(2.72m x 1.85m)

3 piece bath suite with over bath contained shower.  
Servant bell ring, centre light.

### **Bedroom 1:**

14'10 x 13'8  
(4.52m x 4.17m)

Dent marble open fireplace, dual aspect windows, centre light.

### **Bedroom 2:**

15'8 x 13'10  
(4.78m x 4.22m)

Dent marble open fireplace, built in cloaks cupboard, centre light.

### **Bedroom 3:**

11'10 x 11'10  
(3.61m x 3.61m)

Dent marble open fireplace, centre light.

### **Bedroom 4:**

15'9 x 11'3  
(4.80m x 3.43m)

Dent marble open fireplace, centre light.

## Second Floor:

*(Via Enclosed Staircase).*

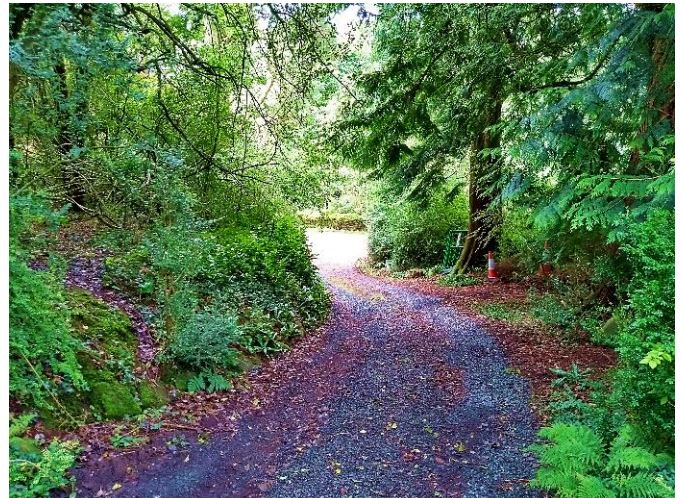
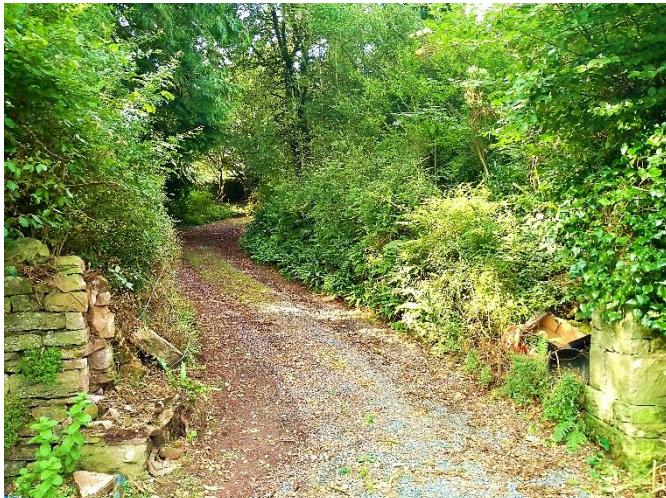
### **Attic Room:**

20'2 x 16'2 max  
(6.15m x 4.93m max)

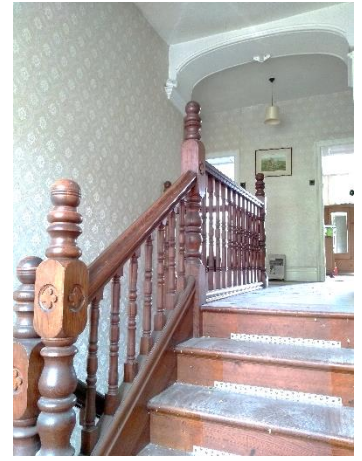
Feature arched window, cast iron open fireplace.  
**Access to further loft space.**

## Outside:

Private short sweeping driveway leading to parking / turning area and **circa 0.50 acre mature surrounding garden grounds** incorporating a **detached stone built / slate roofed old coach house / stables / loosebox** with loft over, **detached stone built / slate roofed fuel store**, and two old earth closets / stores, stone flagged back yard, front lawned area, shrubberies vegetable garden and orchard areas.







# Views



- Services:** Mains electricity, private septic tank drainage, private spring water supply, *(water pump at holding tank in neighboring field not working - in need of attention – purchaser may wish to consider sinking a private borehole water supply within property curtilage)*.  
B4RN Hyperfast Broadband Connected.
- Tenure:** Freehold with vacant possession upon completion.
- Council Tax Band:** ‘G’ *(Verbal enquiry only)*.
- Local Authority:** South Lakeland District Council, South Lakeland House, Lowther St, Kendal LA9 4UF Tel: 01539 733333
- Solicitors:** McGarry & Co Solicitors, 54 Main Street, Sedbergh, Cumbria, LA10 5AB. Tel: 015396 22340.
- Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

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.*



**Southerly Elevation**



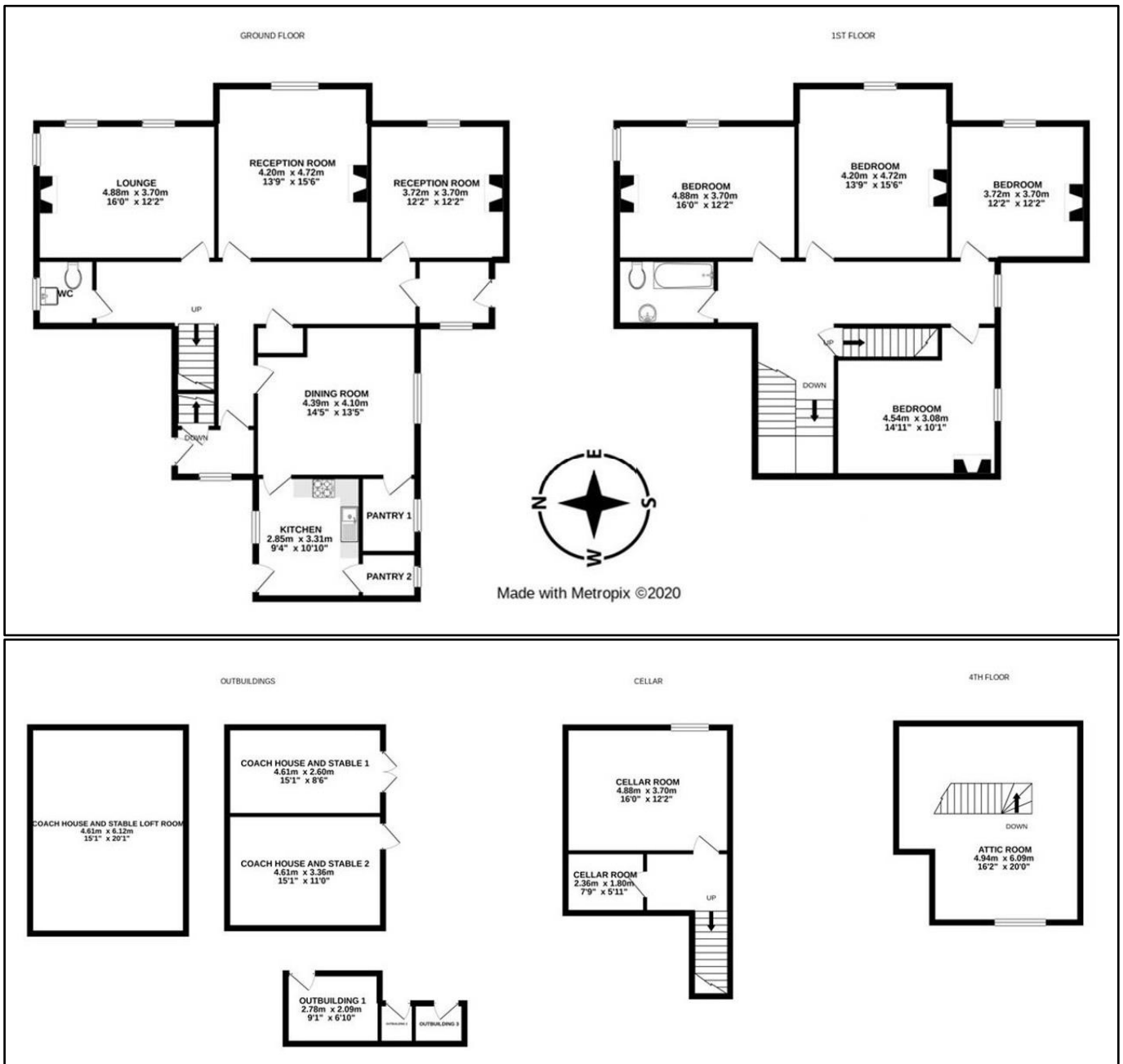
**Northerly Elevation & Views. *N.B. Field NOT included in sale.***

# Energy Performance Certificate

Energy Efficiency 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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>1</b>	<b>29</b>
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

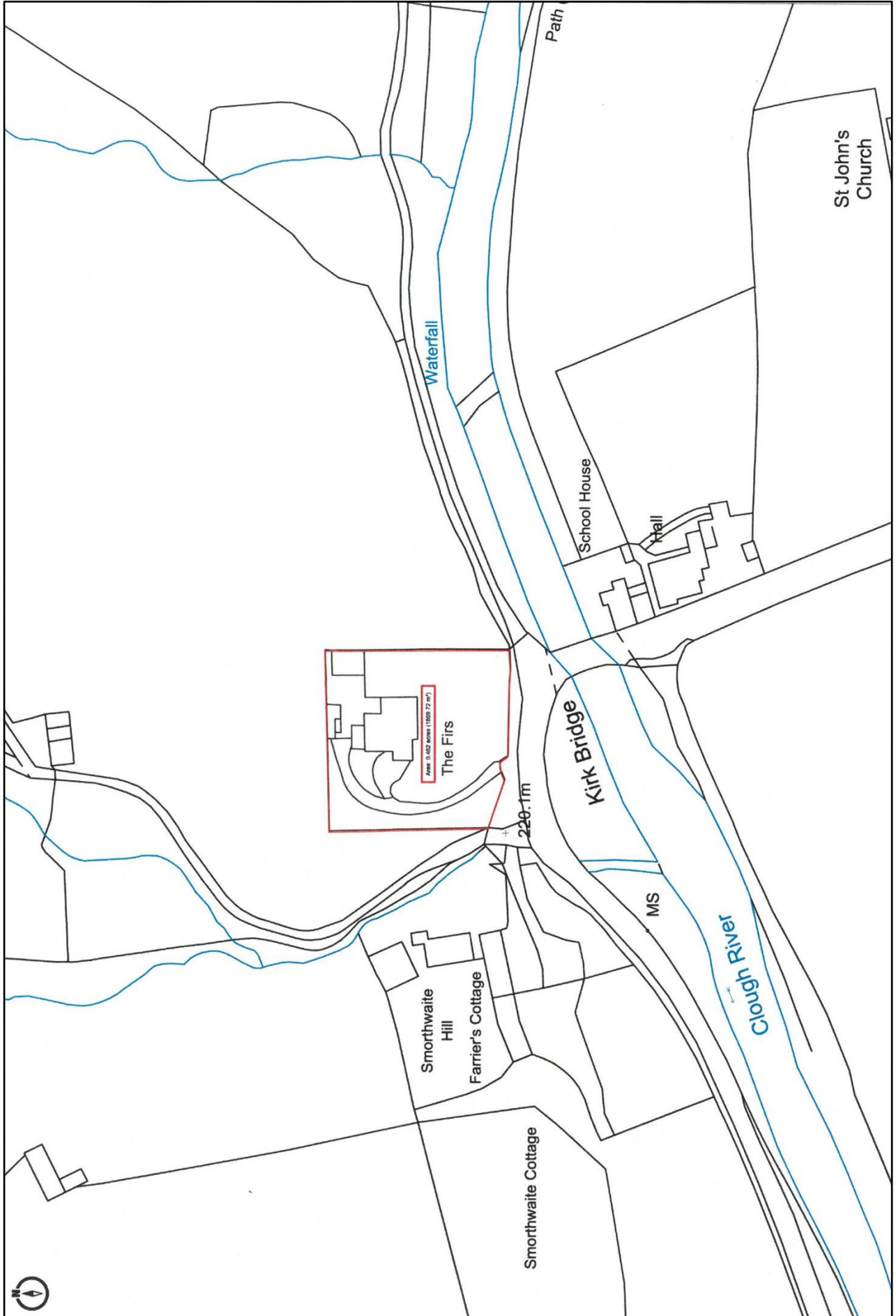
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>1</b>	<b>20</b>
<i>Not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

## Floor Plans

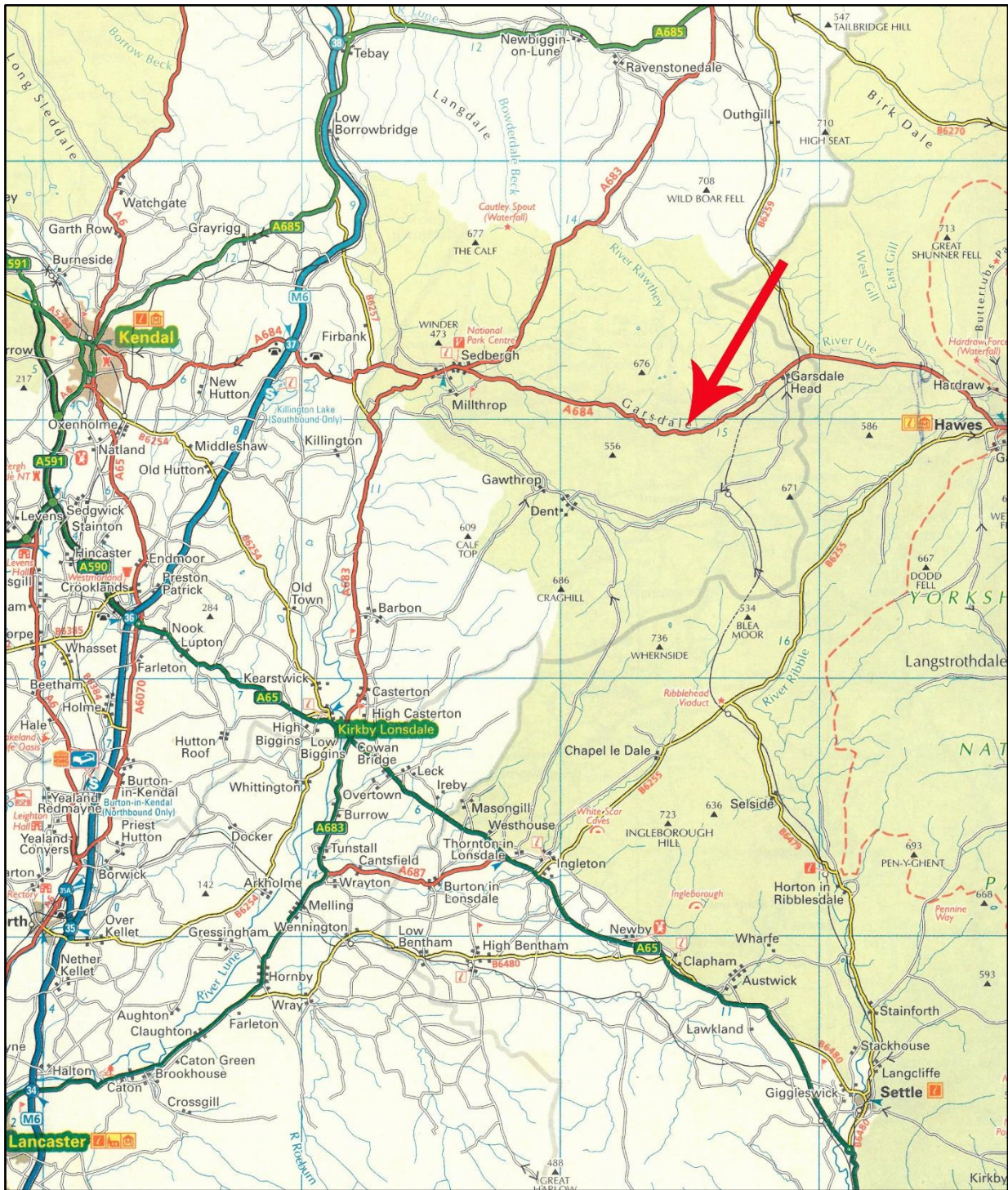




Promap Boundary Plan



## Location Plan



Old Sawley Grange, Gisburn Road  
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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>		

Our **Privacy Policy** detailing how we use your personal data and our basis for doing so is available on our website:

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

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

**For the Sale of The Firs, Garsdale, Sedbergh, LA10 5PG.**

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 30<sup>th</sup> October 2020** in a sealed envelope marked in the top left hand corner with reference: **"The Firs"**.

**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 2<sup>nd</sup> November 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**