

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

Detached Stone Barn set in Circa 0.26 Acre Plot

BUTTON MILL BARN

Button Street, Inglewhite, Near Garstang, PR3 2LH

FOR SALE BY INFORMAL TENDER

Guide Price: Over £110,000



Tender Closing Date: 12 Noon Friday 8th August 2025

Council Tax Band: N/A

Tenure: Freehold

Energy Performance Certificate Band: N/A

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

BUTTON MILL BARN, BUTTON STREET, INGLEWHITE, Near Garstang PR3 2LH

Comprising a detached old stone barn set in a generous 0.26 acre plot which the Vendor affectionately refers to as *“being in need of a master builder to turn a prickly thistle into a blooming orchid in the green fields of Lancashire”* The Barn which requires restoration works has potential to create (subject to appropriate planning approval) a fantastic residential home which is in easy reach of the motorway network for the north east, west and south, to the Lake District and Blackpool famous for its entertainment and illuminations”.

Barn Internal Dimension: 36'6 x 19'0 (11.13m x 5.79m)

Utilities:

Mains water and electricity on site (but currently disconnected).

Please note the salvaged original roof slates are stored off site and are included in the sale of the property.

Local Planning Authority:

Preston City Council, Town Hall, Lancaster Road, Preston, PR1 2RL.

Tel: 01772 906 912.

Viewing:

During any reasonable daylight hour whilst accompanied by a set of these descriptive sales particulars.

Solicitors:

Blackhurst Swainson Goodier Solicitors, 5 Winckley Street, Preston, Lancashire, PR1 2AA. Tel: 01772 253 841.

Network / Broadband:

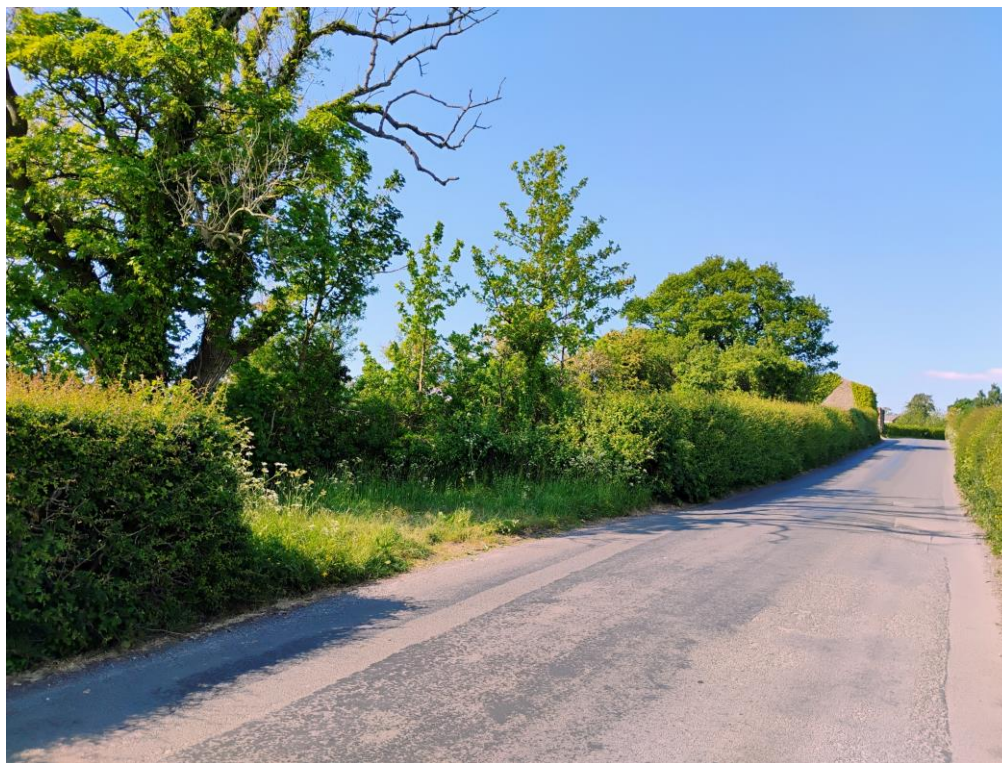
Please check the Ofcom website <https://checker.ofcom.org.uk/> for available internet providers and outdoor mobile networks available from UK's main providers (this excludes 5G).

Please Note: These results are predictions and not guaranteed and may also differ, subject to circumstances, e.g. precise location & network outage.

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.

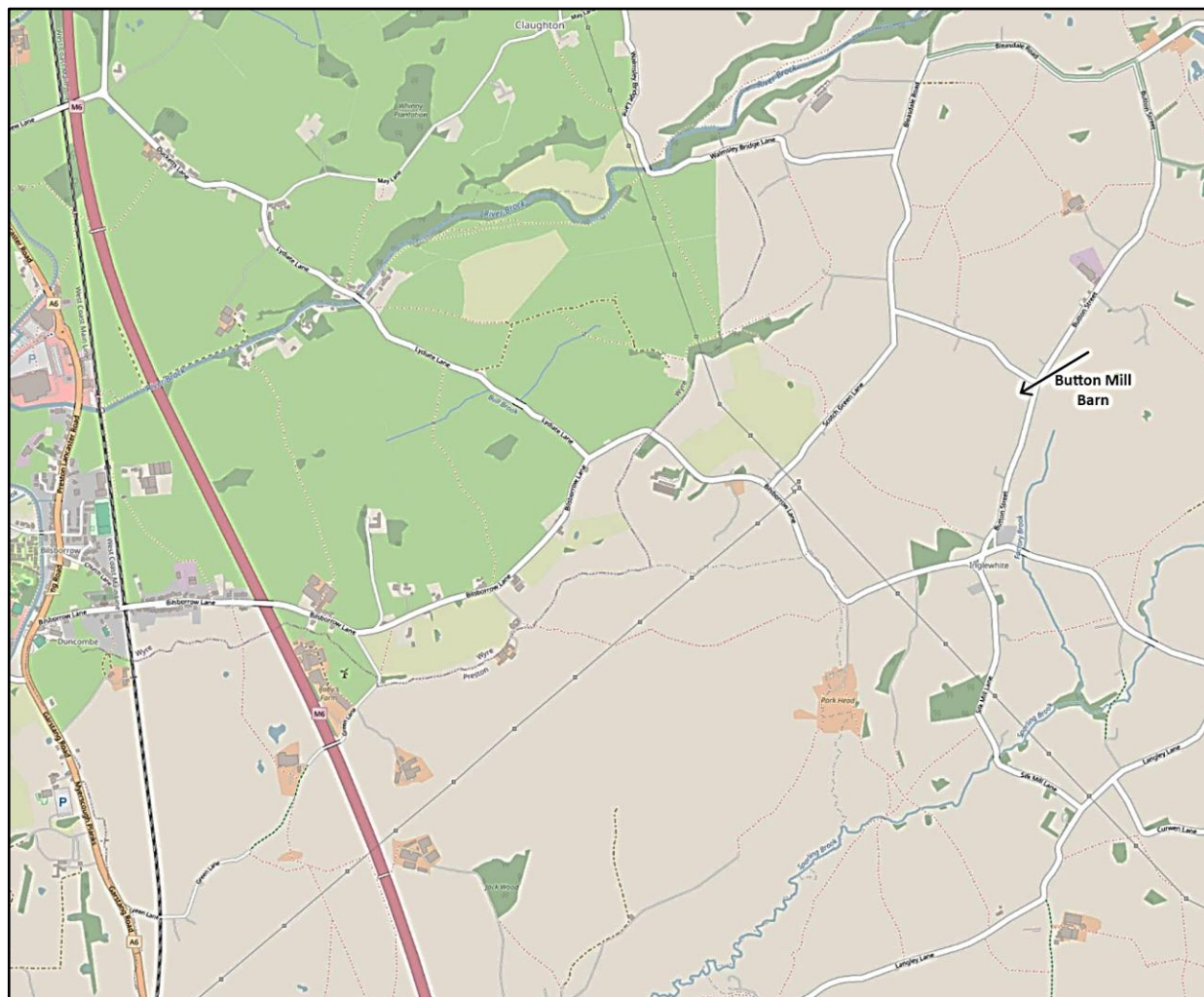
Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation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



BOUNDARY PLAN



LOCATION PLAN



INFORMAL TENDER FORM (Subject to Contract)

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 8th August 2025** in a sealed envelope marked in the top left-hand corner with reference: **“Button Mill Barn”**

FROM:

Name:

Address:

Telephone:Mobile:

Email:

SOLICITORS:

Company:Contact:

Address:

Telephone:Email:

PRICE OFFERED:.....£.....(amount in words).....

Date:

Is this a completely unconditional cash offer ? (i.e. not dependant on any planning, survey or finance) YES / NO

Is your offer conditional on formal prior planning approval for change of use of the property ? 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

PLEASE NOTE:

- 1. Offers should be made on this form only; *any offers sent by 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 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 11th August 2025.
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: Edward Metcalfe. Telephone: 015242 61444. Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.