

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

Substantial Stone Barn With Planning Potential (Class Q Prior Notification) **For Residential Conversion**
together with

Range of Contemporary Farm Buildings with Further Potential
and Circa 1.00 acre Paddock

Extending the Property to approx. 2.73 acres in total

FOR SALE BY INFORMAL TENDER

Tender Closing Date: 12 Noon Friday 16th May 2025

TARNWATER FARM

Tarnwater Farm Lane
Ashton with Stodday
Lancaster
LA2 0AH

Guide Price: Over £250,000



Council Tax Band: N/A

Tenure: Freehold

Energy Performance Certificate Band: N/A

Barn footprint 440m² approx.

Modern Wareing building with 7 stables 1420m² approx.

Modern open front twin cubicle building 770m² approx.

Architects Plans:

Feasibility plans attached demonstrating a proposed conversion of the stone barn into a spacious 2 storey, 4 bedroomed residence with integrated garage.

N/B Barn has status as a Non Designated Heritage Asset (NDHA).

Utilities:

Mains water and electricity connected. Proposed new private sewage treatment plant to be installed by the purchaser.

Local Planning Authority:

Lancaster City Council, Town Hall, Dalton Square, Lancaster, LA1 1PJ. Tel: 01524 582 000.

Viewing:

By prior appointment through Richard Turner & Son Bentham Office.

Solicitors:

TBC

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.

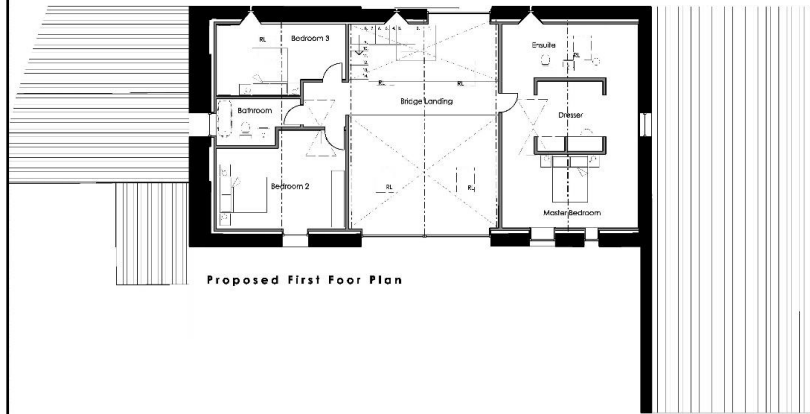
Through whom all offers and negotiations should be conducted.

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.

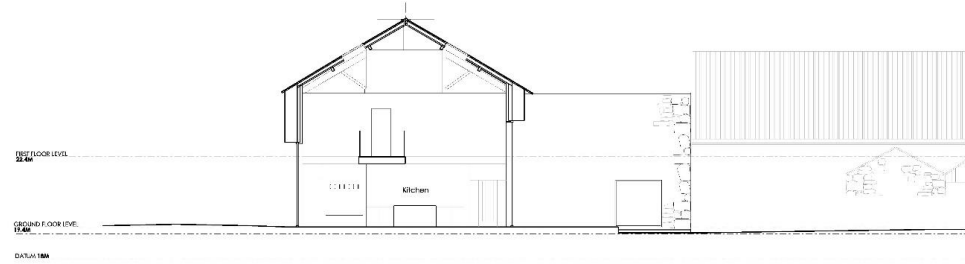
Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation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



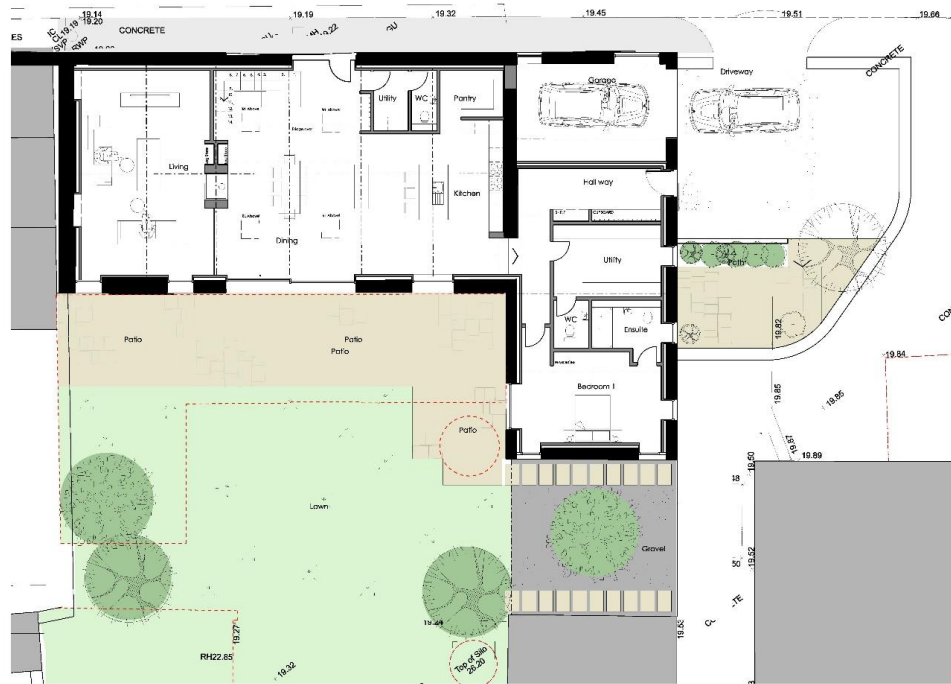




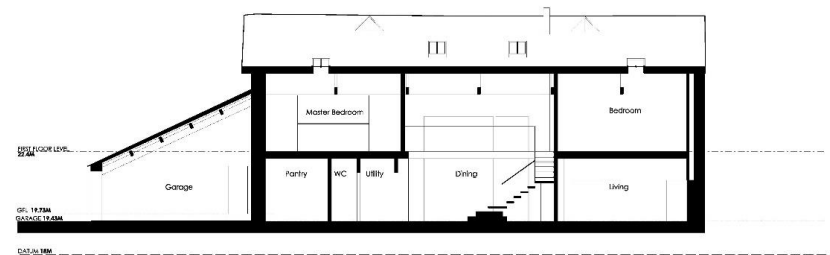
Proposed First Floor Plan



Proposed Section A-A



Proposed Ground Floor Plan



Proposed Section B-B

jmp architects

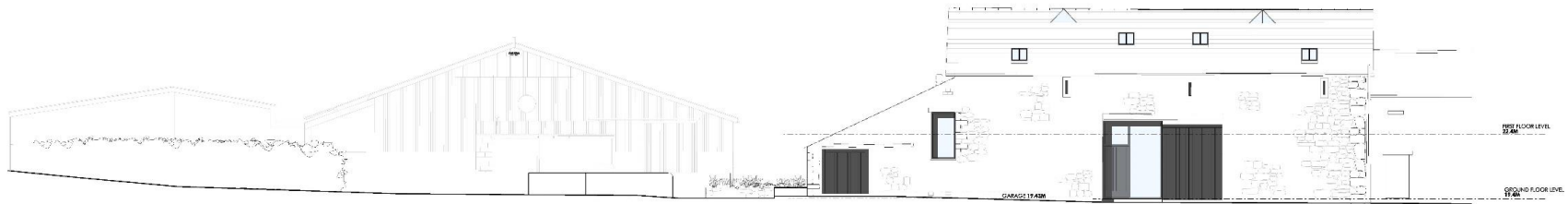
The Old Rectory, 17 Church Street, Letchworth, Herts, SG4 6JH | 01462 45511 | design@jumparchitects.com

Client: G & S PVE
 Location: TARNWATER FARM, ASHTON WITH STODDAY

1:10
 PROPOSED GROUND FLOOR PLAN AND SECTION
 Scale: A1
 Date: OCTOBER 2024
 EW

Job Number: L3907
 Drawing Release: DA
 Rev: 7
 Category:

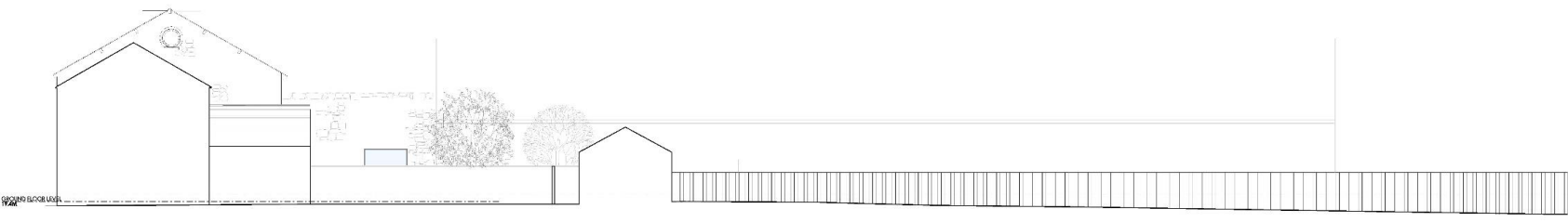
© jmp architects ltd
 100% COPYRIGHTED
 ALL RIGHTS RESERVED



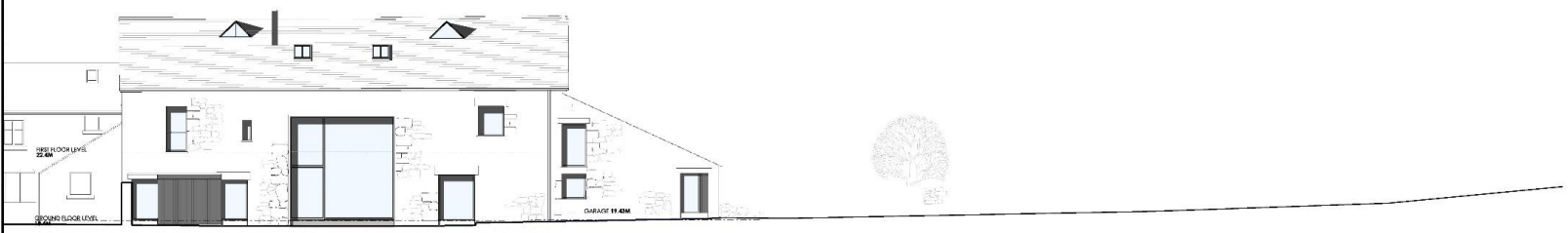
DATE: 11/24/24
Proposed North Elevation



DATE: 11/24/24
Proposed East Elevation



DATE: 11/24/24
Proposed West Elevation



DATE: 11/24/24
Proposed South Elevation

jmp architects

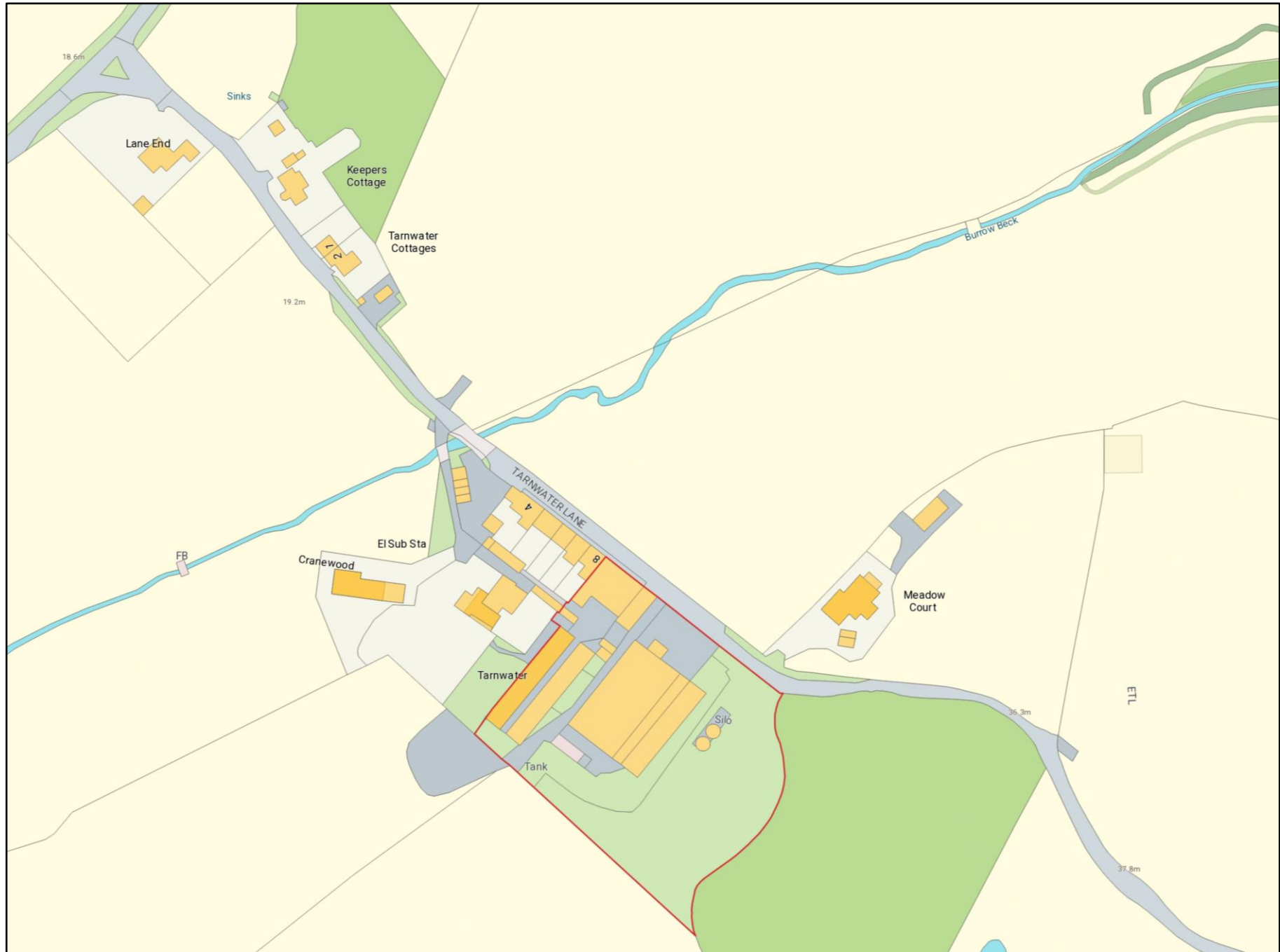
The Old Bakery, 17 Circle 2 West, Litchman, LA, TX | 0124-6521 | design@jumparchitects.com

Client: J & S PVE
 Location: TARKWATER FARM, ASHTON WITH STODDARD
 Elevation: PROPOSED ELEVATION
 Date: 11/24/24
 Date: OCTOBER 2024
 Scale: 1/8" = 1'-0"

Job Number: L3907
 Drawing Title: DS
 Rev: 7
 Category:

© jmp architects llc
 ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

BOUNDARY 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 16th May 2025** in a sealed envelope marked in the top left-hand corner with reference: **“Tarnwater Farm”**

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 19th May 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.



Richard Turner & Son. Royal Oak Chambers, Main Street, BENTHAM, LA2 7HF. T: 015242 61444. E: property@rtturner.co.uk
Richard Turner & Son. Old Sawley Grange, Gisburn Road, Sawley, CLITHEROE, BB7 4LH. T: 01200 441351. E: sawley@rtturner.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.