



CIRCA 2 ACRES AGRICULTURAL LAND Off Milnthorpe Road, Holme, Carnforth, LA6 1PX

FOR SALE BY INFORMAL TENDER

Tender Closing Date: 12 Noon Monday 15th January 2024

Guide Price: OVER £50,000

Viewing: Any daylight hour upon production of a set of these descriptive sales particulars

Comprising 2 acres or thereabouts of flat land with 2 timber buildings (*both used for Hens*), the land is well stock fenced to three sides with hedging to the fourth boundary.

Good main roadside access having a shared entrance with Holme Sports Field.

The land is located on the left before you leave the village towards Milnthorpe opposite an estate called 'The Crescent'.

Services: Mains services maybe available subject to application by the purchaser.

Tenure: Freehold with vacant possession upon completion.

Solicitors: Poole Townsend Solicitors, 4 Park Road, Milnthorpe, LA7 7AB. Tel: 015395 62044.

Local Planning Authority: Westmorland & Furness Council. South Lakeland House, Lowther Street, Kendal, LA9 4DQ.



INFORMAL TENDER FORM (Subject To Contract)

**For the Sale of Circa 2 Acres or Thereabouts Agricultural Land,
Off Milnthorpe Road, Holme, Carnforth, LA6 1PX.**

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 Monday 15th January 2024 in a sealed envelope marked in the top left hand corner with reference: **"Land at Holme"**

FROM:

Name:

Address:

.....
.....

Telephone: Home: **Mobile:**

Business:

E-Mail:

SOLICITORS:

Contact:

Company:

Address:

Telephone:

PRICE OFFERED: £.....

(amount in words)

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

Is this offer conditional on formal prior planning approval for change of use of the Land ? 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

Signed: **Date:**

Please Note:

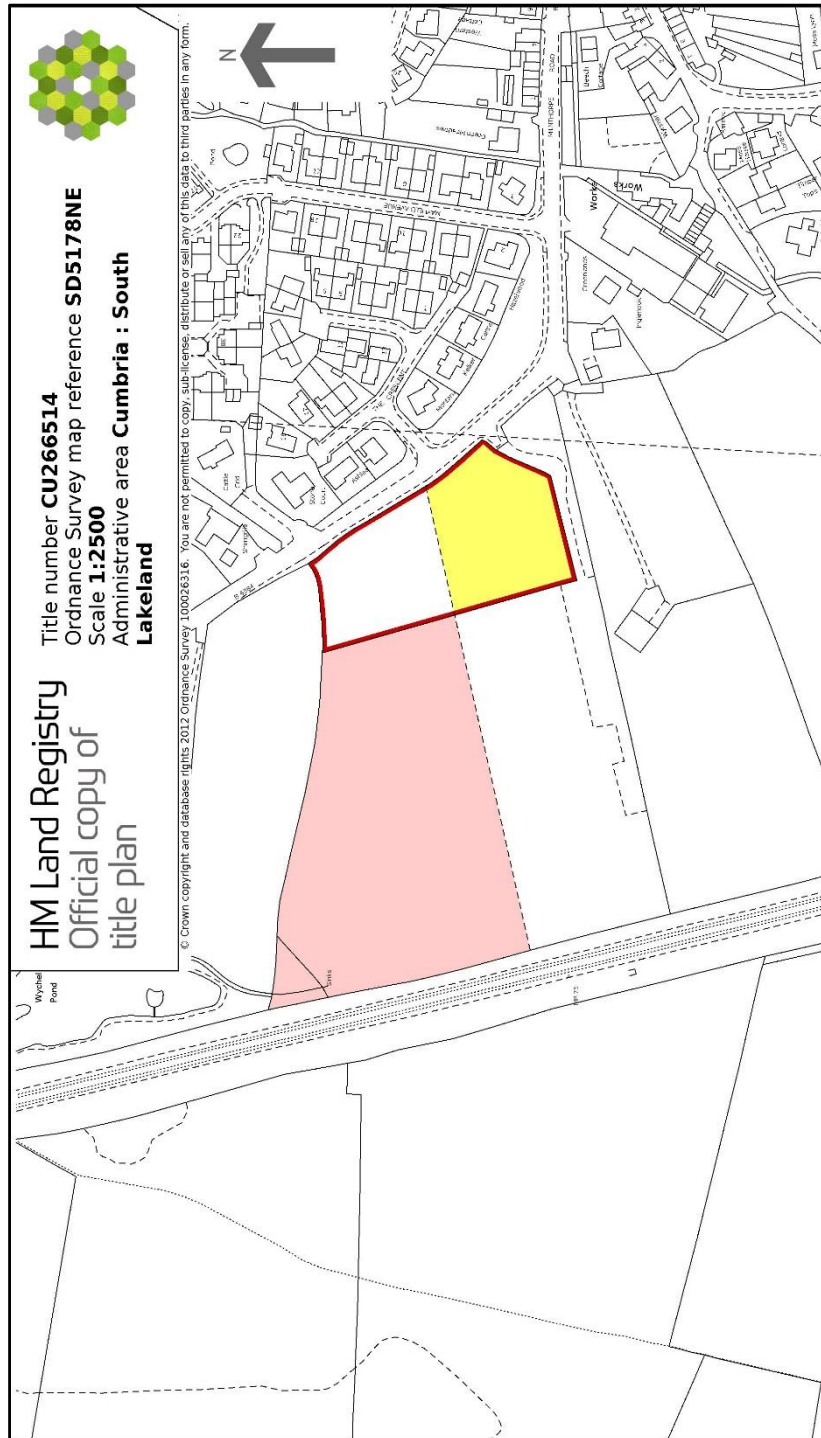
1. Offers should be made on this form only; **any offers sent by fax or email will NOT be considered.**
2. Please understand that although it is likely that the highest unconditional offer will be accepted, the vendors do reserve the right not to accept the highest offer or indeed any offer made.
3. 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 Tuesday 16th January 2024. 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: Kim Graveson. 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:

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