

# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

**Traditional Stone Built 3 Bed Farmhouse and  
Detached Stone Built Barn with Planning for Conversion into two Dwellings**

**FOR SALE BY INFORMAL TENDER TOGETHER or SEPARATELY**

**Guide Prices: LOT 1: FARMHOUSE - £300,000 Region  
LOT 2: STONE BARN - £125,000 Region**

**WARDFIELD FARM**

A6 Lancaster Preston Road

Galgate  
Lancaster  
LA2 0JG



**Tender Closing Date: 12 Noon Friday 16<sup>th</sup> May 2025**

Farmhouse Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate Band: D

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)

## LOT 1: WARDFIELD FARMHOUSE

Basically comprising an attractive traditional stone built 2 reception room/3 bed roomed detached farmhouse having recently undergone a programme of improvement works but with some further general finishing off works required. The farmhouse is accessed via the new prestigious 'Galloways Reach' housing development site leading to an already completed tarmac private parking area, lawned garden to 3 sides and a rear paved patio with new timber boundary fencing.

**Accommodation Briefly Comprising:** (Full gas fired central heating via new wall mounted combi-boiler and full sealed unit double glazing installed).

### **Ground Floor: Entrance Hall:**

#### **Lounge:**

12'8 x 11'7 (3.85m x 3.53m)

#### **Utility Room/WC:**

10'7 x 9'3 (3.22m x 2.82m)

#### **Fitted Kitchen:**

13'10 x 6'11 (4.21m x 2.11m)

#### **Breakfast Conservatory:**

15'7 x 9'1 (4.76m x 2.78m)

#### **Dining Room:**

14'4 x 13'10 (4.36m x 4.21m)

### **Basement Cellar:**

14'11 x 12'4 (4.55m x 3.75m)

### **External Store:**

12'5 x 10' (3.79m x 3.05m)

### **First Floor:**

#### **Landing:**

11'2 x 6'6 (3.41m x 1.98m)

#### **Bedroom 1:**

15'9 x 10'8 (4.81m x 3.26m)

#### **Bedroom 2:**

12'11 x 11'8 (3.93m x 3.56m)

### **Bedroom 3:**

12'7 x 11'1 (3.84m x 3.38m)

### **Bathroom:**

9'1 x 8'6 (2.76m x 2.60m)

### **Outside:**

**Front:** Lawned garden area with mature roadside hedge boundary.

**North Side:** Lawned garden area with mature conifer boundary (obsolete oil tank).

**South Side:** Lawned garden area and tarmac private parking area.

**Rear:** Paved patio and path.

**Utilities:** Mains water, electricity, gas and drainage connected. (*In situ oil storage tank now disconnected*).

**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.



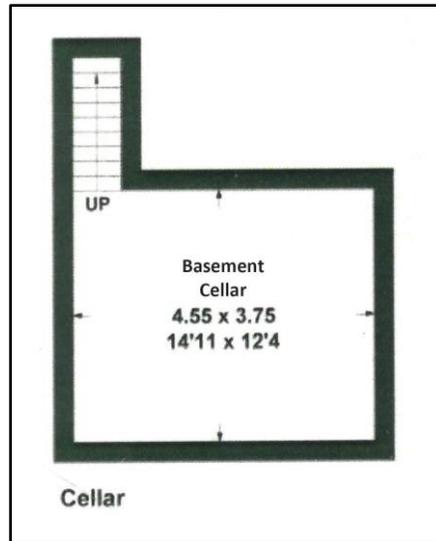
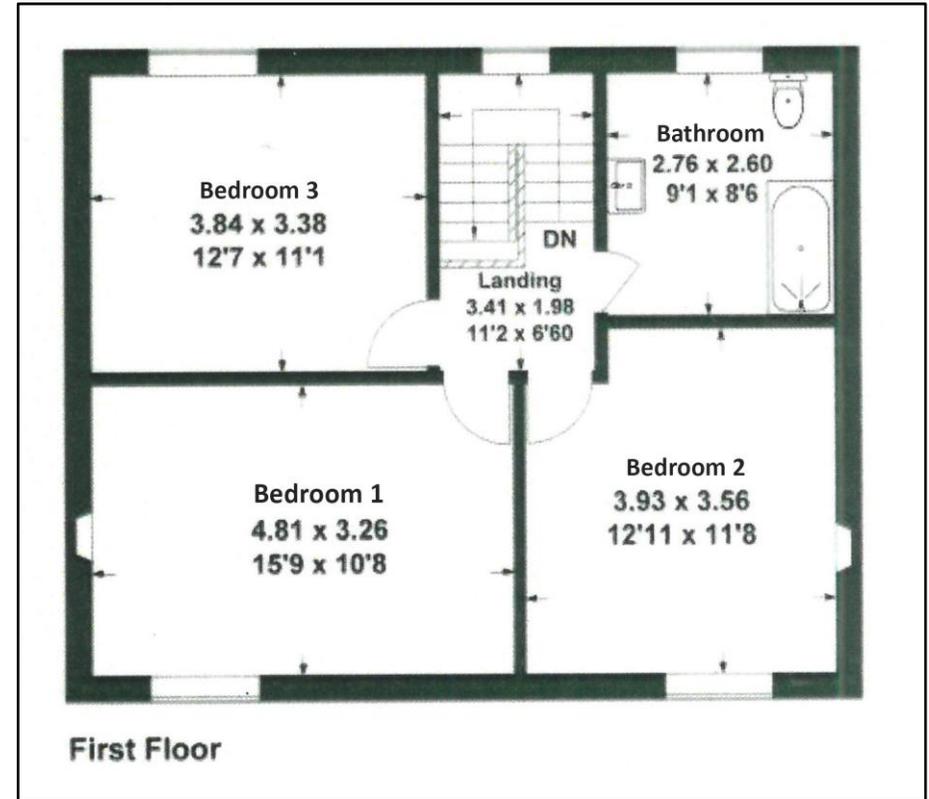
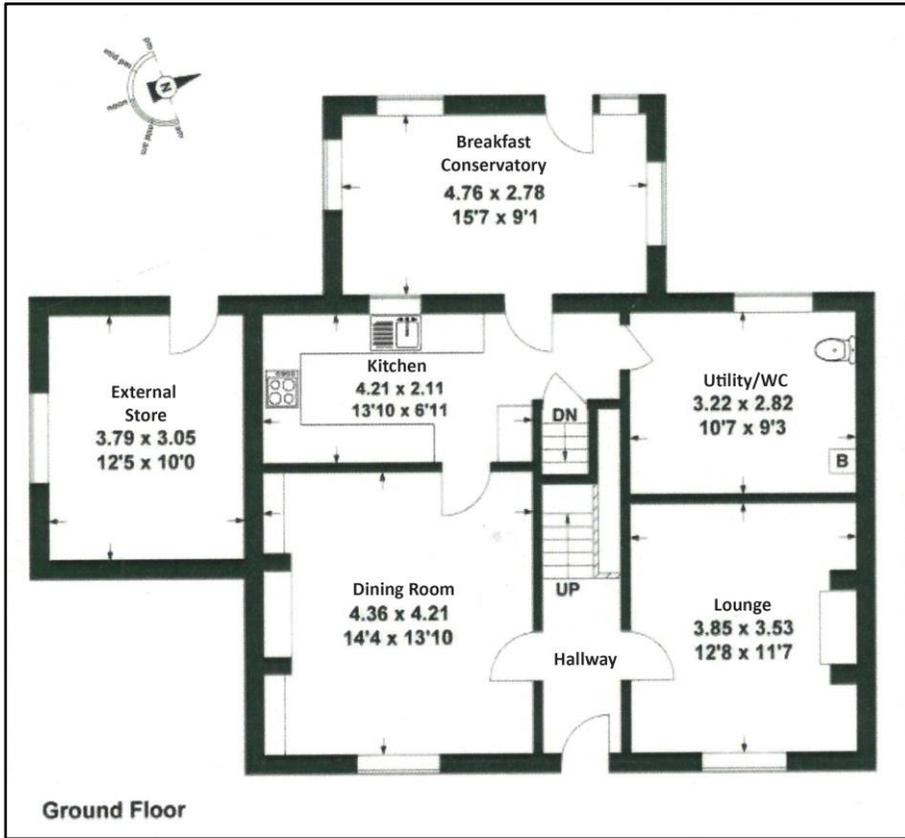








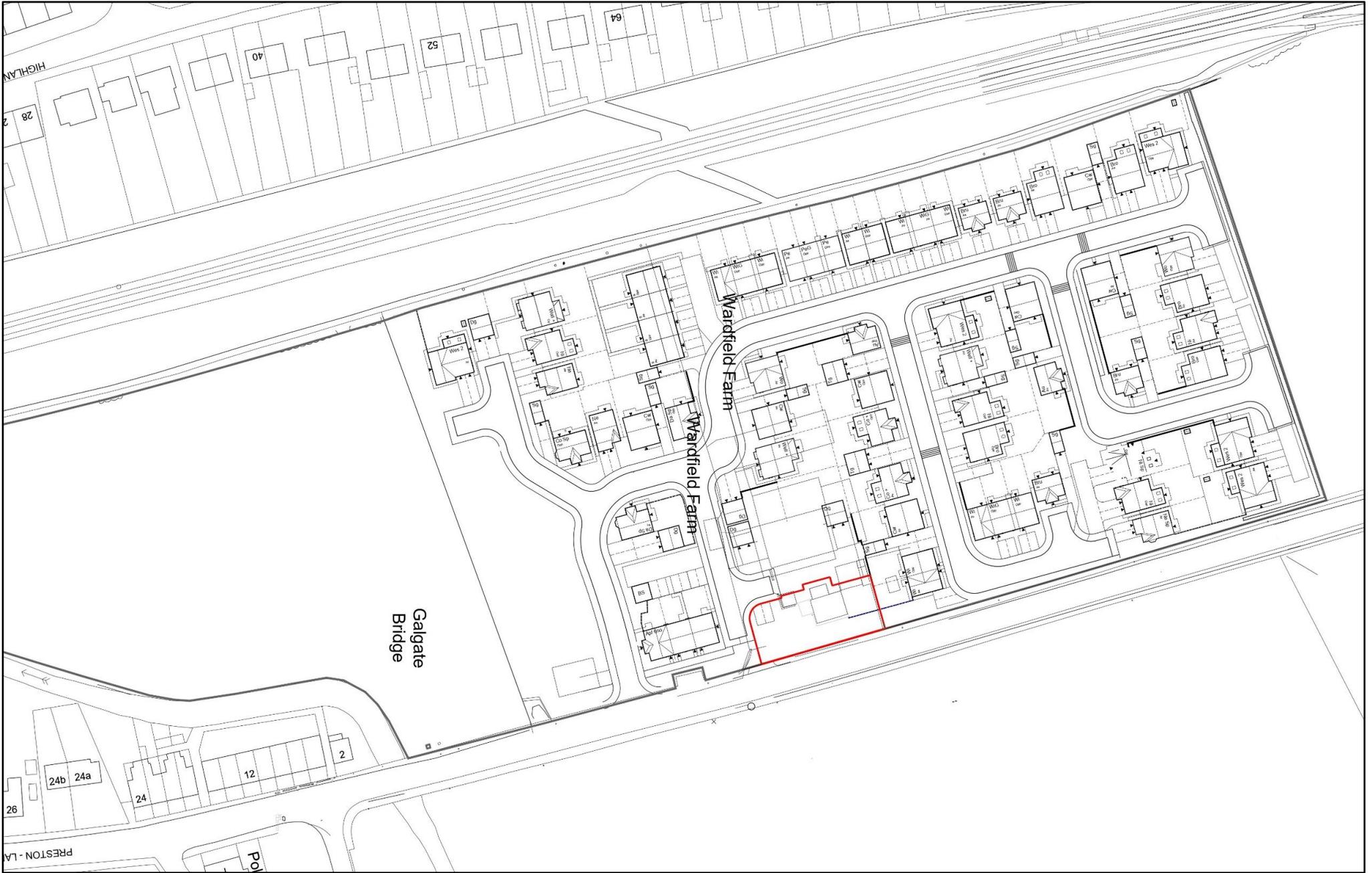
## FLOOR PLANS



## Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>55</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

**LOT 1. FARMHOUSE BOUNDARY PLAN**



## LOT 2: WARDFIELD BARN

Basically comprising a traditional stone built detached barn (*extending to approx. 2,600 sq feet ground floor external measurement*) under a slated roof having Planning Consent for conversion into 2 x 3 bed dwellings with good sized curtilage.





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

**Barn Planning:** Planning documents link:-

**27 February 2019** – Outline Planning Permission (for overall site).

<https://planning.lancaster.gov.uk/online-applications/applicationDetails.do?keyVal=PWP2F9IJDZ00&activeTab=summary>

**12 October 2021** – Approval of Reserved Matters (for overall site).

[https://planning.lancaster.gov.uk/online-](https://planning.lancaster.gov.uk/online-applications/applicationDetails.do?previousCaseType=Application&keyVal=OTT5UOIZHCQ00&previousCaseNumber=19%2F01100%2FREM&activeTab=summary&previousKeyVal=PWP2F9IJDZ00)

[applications/applicationDetails.do?previousCaseType=Application&keyVal=OTT5UOIZHCQ00&previousCaseNumber=19%2F01100%2FREM&activeTab=summary&previousKeyVal=PWP2F9IJDZ00](https://planning.lancaster.gov.uk/online-applications/applicationDetails.do?previousCaseType=Application&keyVal=OTT5UOIZHCQ00&previousCaseNumber=19%2F01100%2FREM&activeTab=summary&previousKeyVal=PWP2F9IJDZ00)

**24 April 2024** – Planning Application Acknowledgement for demolition of existing barn and erection of two 2 storey dwellings.

<https://planning.lancaster.gov.uk/online-applications/applicationDetails.do?keyVal=SB2EHEIZIPS00&activeTab=summary>

**Utilities:** All mains services available subject to application by the purchaser.

**Tenure:** Freehold with vacant possession upon completion.

**Viewing:** By prior appointment through Richard Turner & Son Bentham Office.

**Solicitors:** TBC

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

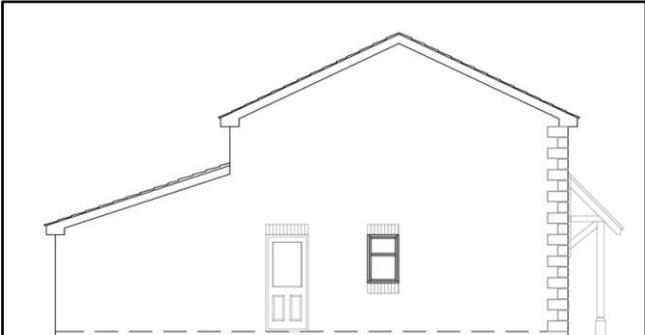
**Through whom all offers and negotiations should be conducted.**

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.

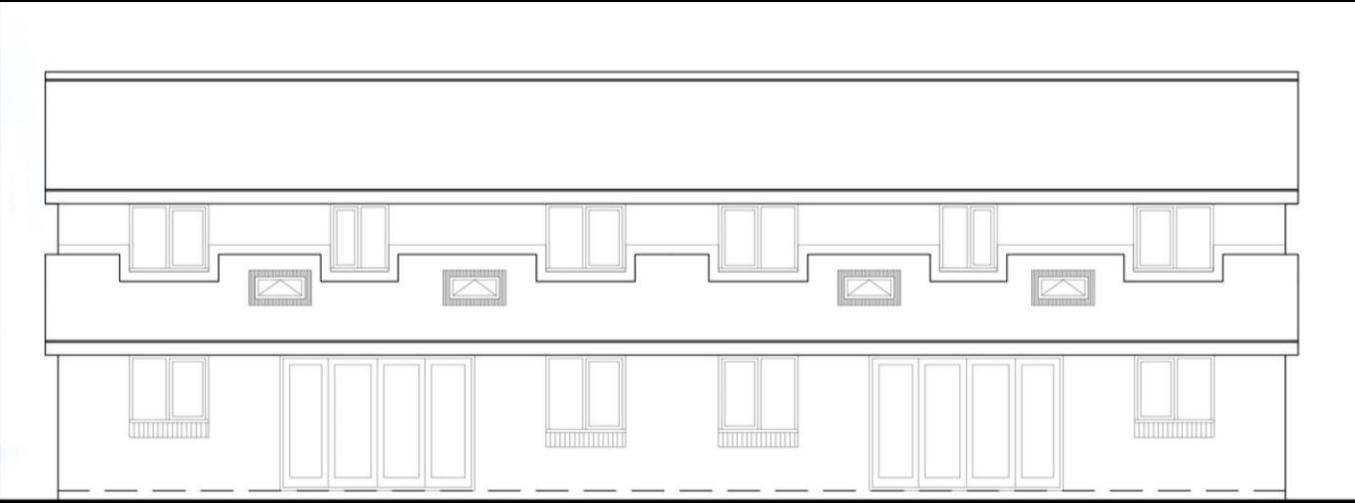
PROPOSED ELEVATIONS



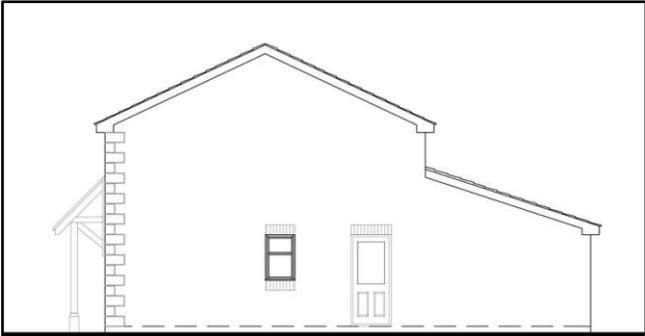
FRONT ELEVATION (STONE)



SIDE ELEVATION (BRICK)

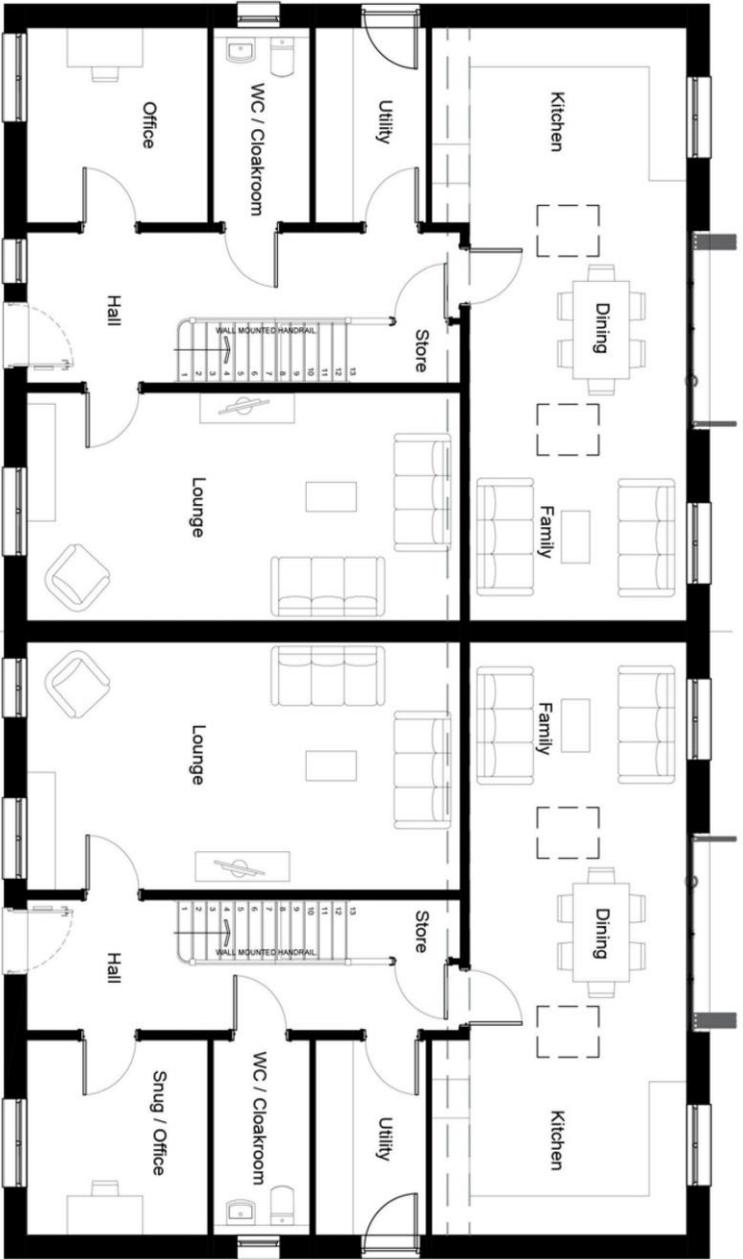


REAR ELEVATION (BRICK)

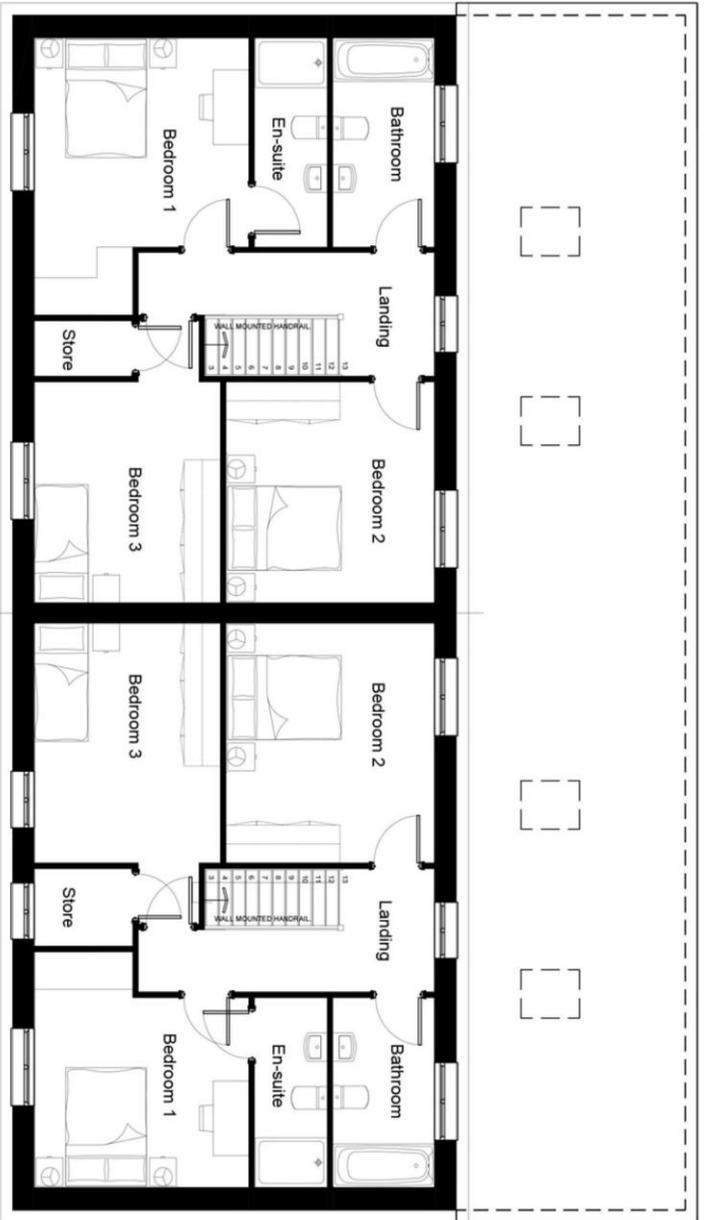


SIDE ELEVATION (BRICK)

PROPOSED FLOOR PLANS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**LOT 2. BARN BOUNDARY PLAN**





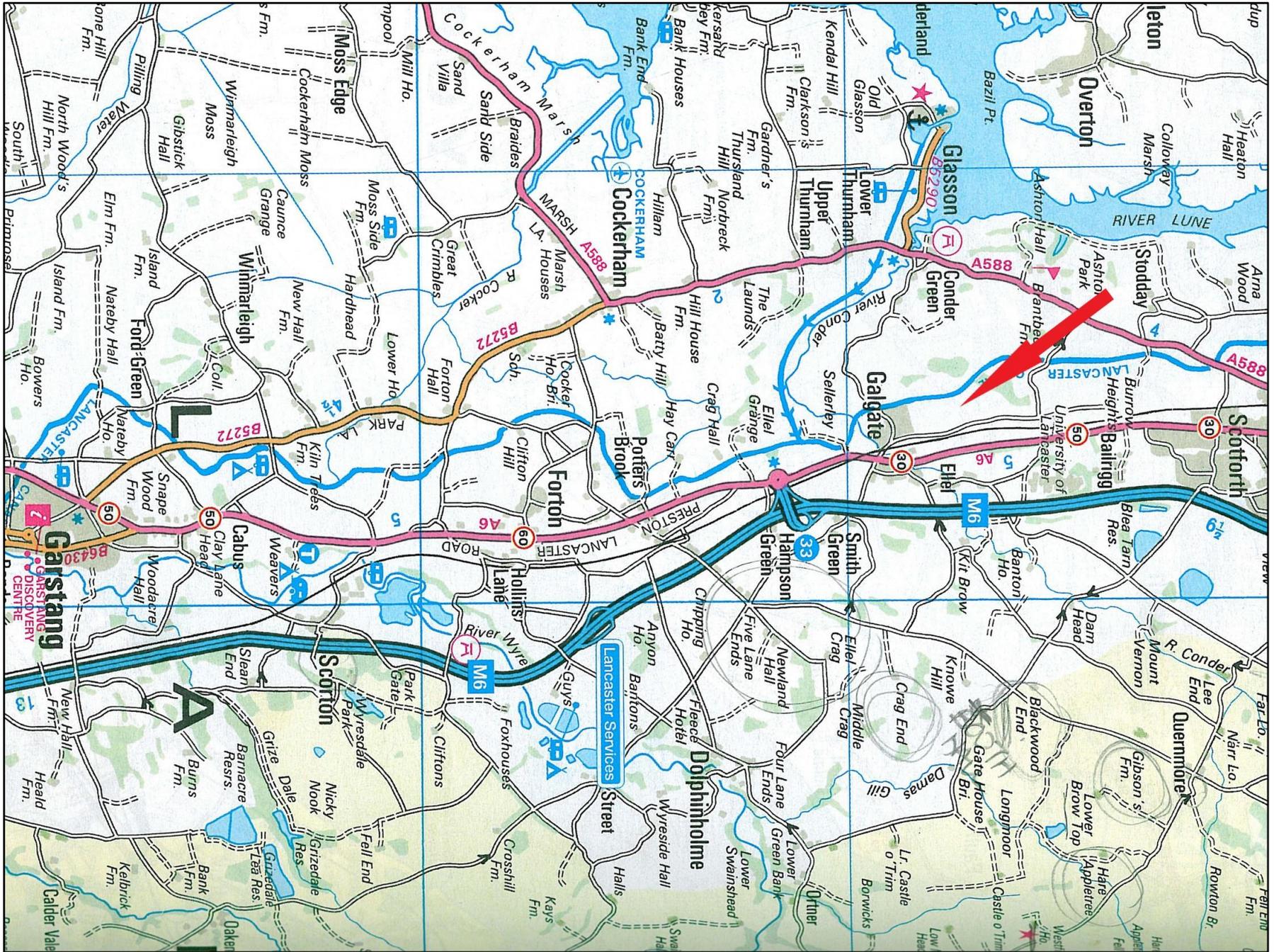
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**MISREPRESENTATION ACT 1967:**

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.

# 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 16<sup>th</sup> May 2025** in a sealed envelope marked in the top left-hand corner with reference: **“Wardfield”**

**FROM:**

Name: .....  
Address: .....  
Telephone: ..... Mobile: .....  
Email: .....

**SOLICITORS:**

Company: ..... Contact: .....  
Address: .....  
Telephone: ..... Email: .....

**PRICE OFFERED:**

**Lot 1: £**.....(amount in words).....  
**Lot 2: £**.....(amount in words).....  
**Lots 1 & 2 Combined: £**.....(amount in words).....

Date: .....

- |  |          |
|--|----------|
| <b>Is this a completely unconditional cash offer ?</b> (i.e. not dependant on any planning, survey or finance) | YES / NO |
| <b>Is your offer conditional on formal prior planning approval for change of use of the property ?</b>         | YES / NO |
| <b>Is this offer conditional on a mortgage or any other form of finance?</b> (if yes , please enclose details) | YES / NO |
| <b>Is your offer subject to the sale of another property?</b>  | YES / NO |

**PLEASE NOTE:**

- Offers should be made on this form only; any offers sent by email will NOT be considered.**
- 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.
- The vendor is seeking to exchange contracts within fifteen working days after the successful bidder’s solicitor receives contract documentation from the vendors solicitors (with completion by mutual agreement thereafter).
- Purchasers should be aware that a 10% deposit will be payable upon exchange of contracts.
- Should the successful bidder not perform in accordance with the agreed time scales we reserve the right to deal elsewhere.
- It is anticipated that the successful bidder will be notified by telephone on Monday 19<sup>th</sup> 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. FNAEA, MARLA. Telephone: 015242 61444.  
Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.**