

# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

By Direction of Wray with Botton Parish Council

## Land Suitable for at Least 2 Parking Spaces

Known as

### Smithy Brow, Main Street, Wray



**PRICE:** Offers in the region of £20,000

**FOR SALE BY INFORMAL TENDER**

**Tender Closing Date: 12 Noon Tuesday 31<sup>st</sup> March 2026**

Viewing: The Land may be viewed at any time accompanied with a set of these descriptive sales particulars to hand.

**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](mailto:property@rtturner.co.uk) W: [www.rturner.co.uk](http://www.rturner.co.uk)

Comprising an area of level ground suitable for at least 2 parking spaces (*together with an area of riverside embankment*) situated on the Main Street in the centre of Wray Village.

The land is to be sold subject to the condition it is only to be used for parking with NO DEVELOPMENT ALLOWED and The Parish Council also stipulate that sale of the land will only be considered to property owners in the village.



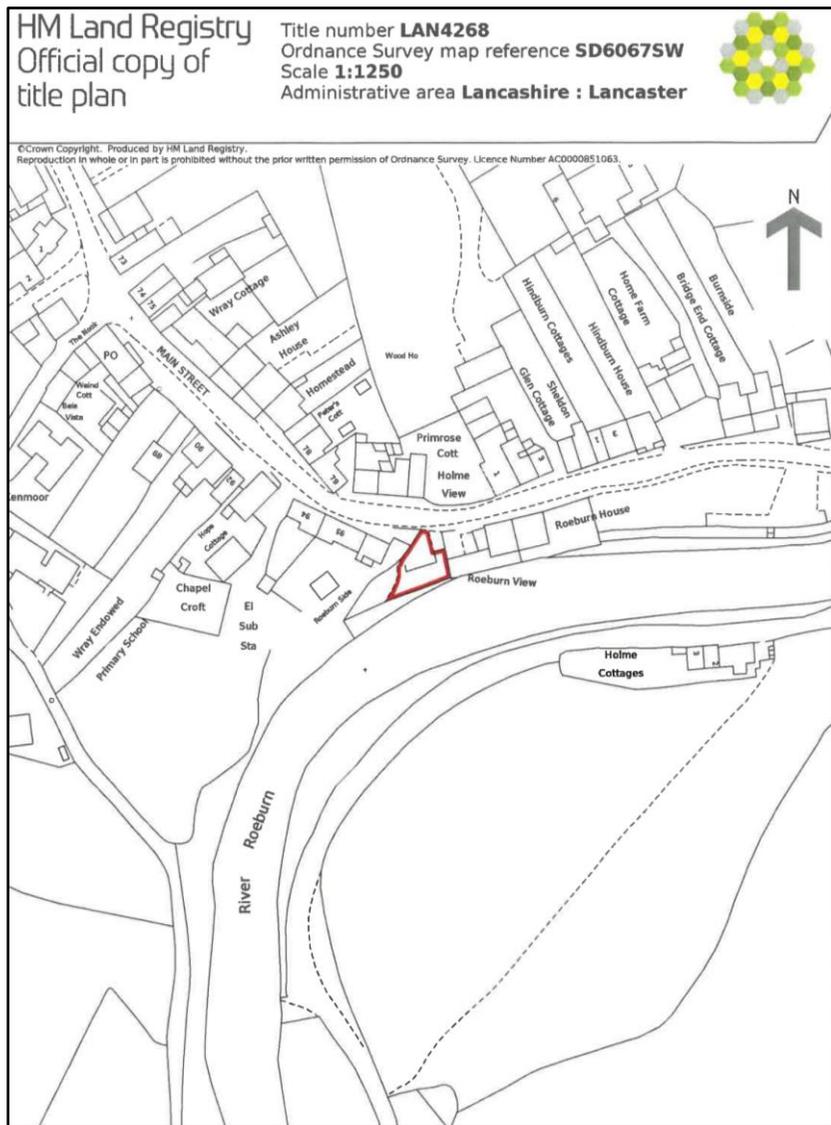
**Network / Broadband:**

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.**

## COPY TITLE PLAN



## MEASURED BOUNDARIES (approx.) (Scaled from Land Registry Title 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.

**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 Tuesday 31<sup>st</sup> March 2026** in a sealed envelope marked in the top left-hand corner with reference: **“Smithy Brow Parking”**

**FROM:**

Name: .....

Address: .....

Telephone: ..... Mobile: ..... Email: .....

**SOLICITORS:**

Company: ..... Contact: .....

Address: .....

Telephone: ..... Email: .....

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

**Please confirm if this offer is from an owner of a property within Wray village? YES / NO (circle as appropriate)**

**Is this a completely unconditional cash offer ? (i.e. not dependent on any survey or any form of finance) YES / NO (circle as appropriate)**

**(if NO please give brief details.....)**

Signed:..... Date: .....

**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 Richard Turner & Son by telephone within 2 days after a Wray with Botton Parish Council Meeting scheduled for Monday 13<sup>th</sup> April 2026. 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.**