

# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

**OLD STATIC CARAVAN SET IN 0.15 ACRE IN FABULOUS OPEN RURAL SETTING  
FURTHER 0.30 ACRE ADJOINING Paddock OPTIONALLY AVAILABLE**

**COLD COTES, CLAPHAM, NORTH YORKSHIRE, LA2 8HZ**

**GUIDE PRICE: Lot 1: Caravan in 0.15 acre  
Lots 1 & 2 Combined**

**Over £35,000**

**Over £50,000**



**FOR SALE BY INFORMAL TENDER**

**Tender Closing Date: 12 Noon Friday 31<sup>st</sup> October 2025**

Viewings: Strictly by prior appointment through Richard Turner & Son, Bentham Office

Council Tax Band: Not registered

Tenure: Freehold

Energy Performance Certificate Band: N/A

# STATIC CARAVAN, SET IN 0.15 ACRE PLOT, COLD COTES, CLAPHAM, NR SETTLE, NORTH YORKSHIRE, LA2 8HZ

## **LOT 1:** (Red boundary on plan)

Comprising an Old "Siesta" 29' x 10' 2 Berth Aluminium Static Caravan which has historically been occupied as a summer holiday retreat for the last circa 18 years and has the benefit of mains electricity and mains water connected. The Caravan is set in a generous circa 0.15 acre plot and there is a further 0.30 acre of adjoining land optionally available to the purchaser of the caravan plot.

Situated in an elevated fabulous open rural setting with uninterrupted long distance views on the outer fringe of the quaint Yorkshire Dales rural hamlet of Cold Cotes conveniently just off the A65 Kendal / Skipton trunk road.

## **LOT 2:** (Blue boundary on plan)

Circa 0.30 acre paddock (*only available to the purchaser of Lot 1 at the same time of exchanging contracts for Lot 1*).

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

**Directions:** Via **///** what3words: **mirror.commoners.teams**

## **Utilities:**

Mains water and electricity connected. No drainage system currently installed.

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.

## **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.

















## Boundary Plan







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



### **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 31<sup>st</sup> October 2025** in a sealed envelope marked in the top left-hand corner with reference: **“Caravan Plot”**

**FROM:**

Name: .....

Address: .....

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

**SOLICITORS:**

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

Address: .....

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

**PRICE OFFERED:** Lot 1: Caravan in 0.15 acre: £..... (amount in words) .....

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

Is this a completely unconditional cash offer ? (i.e. not dependent 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

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 telephone on Monday 3<sup>rd</sup> November 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.