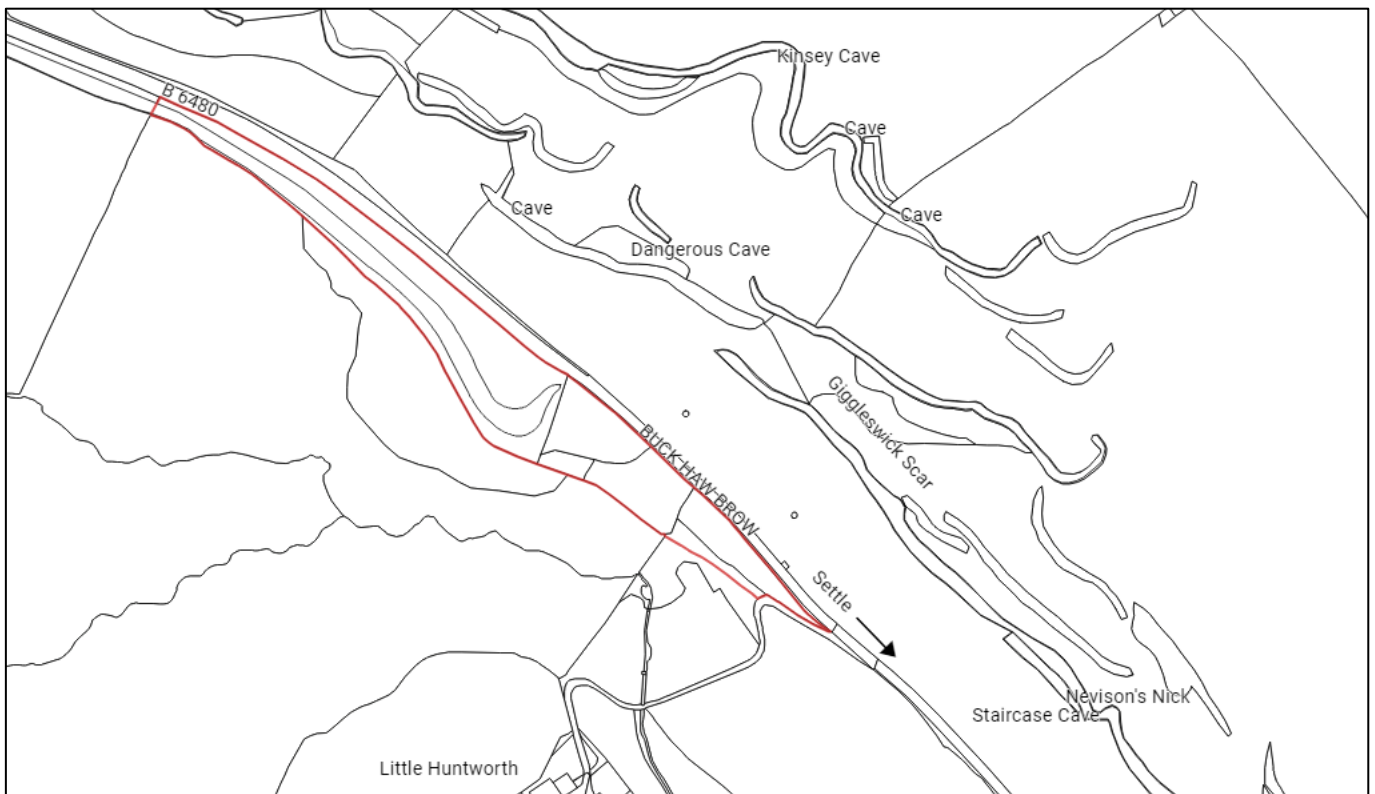


For Sale by Informal Tender by Direction of Representatives of the Estate of the Late Mr R Currie

## CIRCA 4.16 Acres (1.787 Ha) or thereabouts Woodland with Natural Stream. Scar Close

Buck Haw Brow, Little Huntworth, Giggleswick, Nr Settle, North Yorkshire, BD24 0DJ



### FOR SALE BY INFORMAL TENDER

**Tender Closing Date: 12 Noon Friday 25<sup>th</sup> October 2024**

**Guide Price: Circa £15,000**

Principally comprising Circa 4.16 acres (1.787 ha) or thereabouts of mainly steep incline woodland supporting saplings to mature Broadleaf Trees but also benefitting from an area of relatively flatter ground (which, subject to necessary approval and consents, may perhaps potentially ideally lend itself for some form of "off grid" recreational use) together with having a natural stream issuing from the adjacent renowned "Ebbing and Flowing Well" located on the opposite side of the main road.

**Directions:** Via /// what3words: usage.appointed.volcano

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

**Services:** No Mains services currently connected. Natural Stream

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

**Solicitors:** Napthans Solicitors, Bridge Mills, Stramongate, Kendal, LA9 4BD. Tel: 01539 767 000.

**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.**

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)

**INFORMAL TENDER FORM (Subject To Contract)**

**For the Sale of 4.16 Acres (1.787 Ha) or thereabouts Woodland with Natural Stream.  
Scar Close, Buck Haw Brow, Little Huntworth, Giggleswick, Nr Settle, North Yorkshire, BD24 0DJ**

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 25<sup>th</sup> October 2024** in a sealed envelope marked in the top left hand corner with reference: **"4.16 Acres at Scar Close"**

**FROM:**

Name: .....

Address: .....

.....

.....

Telephone: Home: ..... Mobile: .....

E-Mail: .....

**SOLICITORS:** .....

Contact: .....

Company: .....

Address: .....

Telephone: .....

PRICE OFFERED: £ .....

(amount in words) .....

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

Is this an unconditional cash offer? 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:**

- Offers should be made on this form only; any offers sent by fax or 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 fourteen 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 28<sup>th</sup> October 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: 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@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:**

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