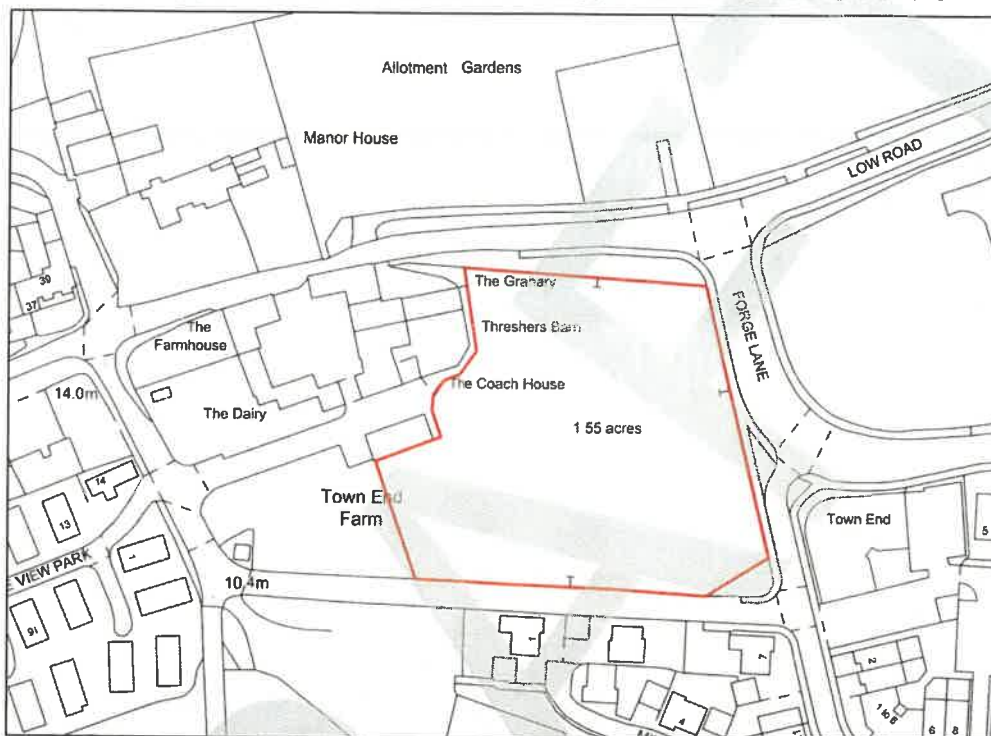


For Sale by Informal Tender by Direction of Datum Finance Limited

## POTENTIAL DEVELOPMENT OPPORTUNITY



**CIRCA 1.55 ACRES POTENTIAL “INFILL DEVELOPMENT” LAND**  
with Road Frontage to 3 sides  
**Forge Lane, Halton, Nr Lancaster**

**FOR SALE BY INFORMAL TENDER**

**Tender Closing Date: 12 Noon Friday 14<sup>th</sup> April 2023**

**Guide Price: OVER £120,000**

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

Comprising 1.55 acres or thereabouts of pastureland with good roadside access being potentially ideally suited for infill development subject to the purchaser obtaining necessary planning consents etc. at the purchasers own expense. The land is situated immediately adjacent to a recent New large scale residential housing development on the outskirts of Halton village and conveniently has excellent close connectivity to the M6 motorway, Lancaster, Morecambe and Heysham via the nearby new Lancaster / Heysham “Gateway” link road system.

Services: All mains services available subject to application.

Tenure: Freehold with vacant possession upon completion.

Solicitors: Smith Sutcliffe Solicitors, 50 Manchester Road, Burnley, BB11 1HJ - Tel: 01282 426251

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

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

T: 015242 61444 E: [property@rturner.co.uk](mailto:property@rturner.co.uk) W: [www.rturner.co.uk](http://www.rturner.co.uk)



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

**For the Sale of Circa 1.55 Acres or Thereabouts Potential "Infill Development" Land,  
Forge Lane, Halton, Nr Lancaster.**

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 14<sup>th</sup> April 2023 in a sealed envelope marked in the top left hand corner with reference: "Land at Halton"

**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 Monday 17<sup>th</sup> April 2023. 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**

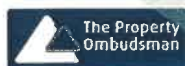
## Boundary Plan



Old Sawley Grange, Gisburn Road  
Sawley, CLITHEROE BB7 4LH  
T: 01200 441351  
F: 01200 441666  
E: [sawley@rturner.co.uk](mailto:sawley@rturner.co.uk)

Royal Oak Chambers, Main Street,  
BENTHAM LA2 7HF  
T: 015242 61444  
F: 015242 62463  
E: [bentham@rturner.co.uk](mailto:bentham@rturner.co.uk)

14 Moss End, Crooklands,  
MILNTHORPE LA7 7NU  
T: 015395 66800  
F: 015395 66801  
E: [mailto:kendal@rturner.co.uk](mailto:mailto:kendal@rturner.co.uk)



### MISREPRESENTATION ACT 1967:

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