

DRAFT

For Sale by Informal Tender by Direction of Mrs G McLeod



CIRCA 3.70 ACRES EXCELLENT PONY PADDOCKS WITH STABLE

Lawna Brow

(Adjacent to Lowfields Farm)

A687 Ingleton / Country Harvest Road

Burton-in-Lonsdale LA6 3PF

FOR SALE BY INFORMAL TENDER

Tender Closing Date: 12 Noon Wednesday 8th June 2022

Guide Price: Over £50,000

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

Comprising 3.70 acres or thereabouts of excellent meadow/pastureland principally divided into 4 paddocks with a purpose brick built stable and hay barn under a corrugated steel profile roof (*built in 1986 under Craven District Council Permitted Development Order*) and also affording a cultivated vegetable garden area in a fabulous tranquil setting with beautiful long distance rural views.

The land enjoys good main road access alongside the A687 Burton-in-Lonsdale to Ingleton road conveniently just ½ mile east of Burton-in-Lonsdale village and has the benefit of both a private well and natural water supply.

There is currently no mains electricity connected to the property but could be available subject to application by the purchaser.

Tenure:

Freehold with vacant possession upon completion.

Solicitors:

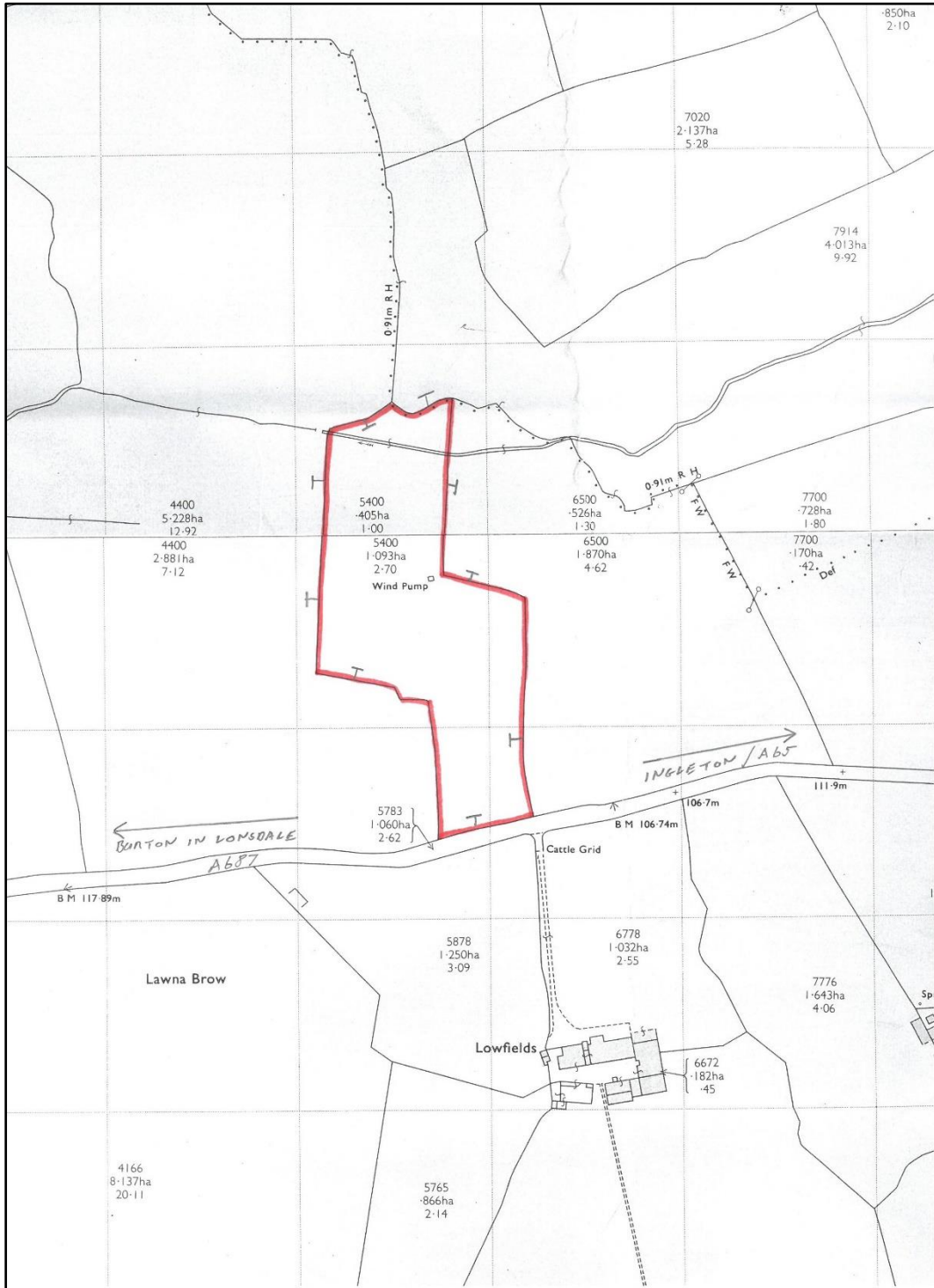
Joseph A Jones Solicitors, 6 Fenton Street, Lancaster, LA1 1TE. Tel: 01524 63371

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.**



Location / Boundary Plan



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

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

14 Moss End, Crooklands,
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MISREPRESENTATION ACT 1967:

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INFORMAL TENDER FORM (Subject To Contract)

**For the Sale of Circa 3.70 Acres Pony Paddocks with Stable, Lawna Brow,
A687 Ingleton / Country Harvest Road, Burton-in-Lonsdale.**

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 Wednesday 8th June 2022 in a sealed envelope marked in the top left hand corner with reference: "**Lawna Brow Stable**"

FROM:

Name:

Address:

.....
.....

Telephone: Home: **Mobile:**

Business:

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:

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 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 Friday 10th June 2022. 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.**