

Range Of Stone Built Barns With Development Potential



Outhwaite
Roeburndale East, Wray, Nr Lancaster, LA2 8QS

Price: Offers Invited

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

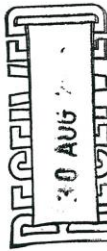
Comprising an Historic range of Grade II Listed redundant stone built barns which previously held detailed Planning Consent (lapsed August 2009) for conversion into 3 residential dwellings with garaging. The buildings are situated in an attractive courtyard setting in a fabulous elevated location in the heart of Roeburndale East - an area of outstanding natural beauty commanding spectacular panoramic views overlooking the beautiful Lune Valley to the Lake District and Pennine Mountain Ranges beyond yet conveniently only 2 miles from the Vale of Lune Village of Wray and circa 8 miles from Lancaster and the M6 – Junction 34.

- Directions:** From Lancaster, on entering Wray turn right signposted Lowgill & Bentham go through the village and turn immediately right after crossing the river bridge stay on this road until you get to a staggered cross roads and turn right again to Outhwaite.
- Offers:** The vendors will consider offers **either** for the property "**as is**" in their **present Non Planning Status** or alternatively offers subject to the prospective purchaser obtaining a renewed Planning Consent at the prospective purchasers own expense (*subject to initial payment by the prospective purchaser of a negotiable Non returnable deposit or option fee*).
- Services:** **Superfast broadband cable installed.**
Mains electricity is presently connected to the buildings, however the purchaser will be responsible for arranging installation of a separate supply meter/meters at the purchasers own expense.
There is a borehole water supply to Outhwaite at present and advice received from the original water engineers is that this supply is good for five houses when the buildings will no longer house livestock, however, to cater for peak demands for water a large tank should be installed, preferably underground, to be fed by the present borehole with each house being connected to the tank. This we are informed will be far cheaper than installing another borehole which would be no better. The purchaser will be required to undertake this work to the satisfaction of the vendors or their advisors.
Means of a private drainage system to be arranged and installed at the purchasers own expense.
- Lapsed Planning Permission:** Dated 21st August 2006 attached for information purposes (*copy lapsed Listed Buildings consent available for inspection upon request*).
- Tenure:** Freehold with possession on completion.
- Conditions of Sale:** Will require the purchaser to construct all means of access including passing places on the main road and where these can be on the vendors land any site will be included in the sale; sites away from the vendors land are believed to be able to be constructed by upgrading existing wide places.
The one non traditionally constructed agricultural building will be removed by the vendors.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.



Mr J Longton
C/O Mason Gillibrand Architects
16 Willow Mill
Caton
Lancaster
Lancs
LA2 9RA



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Planning Services

Palatine Hall
Dalton Square
Lancaster
LA1 1PW

TOWN & COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No. : 02/01529/CU

Applicant : Mr J Longton

Site Address : Outhwaite Farm, Roeburndale East, Roeburndale, Lancashire LA2 8QS

Proposal : Change of use and conversion of six barns to three dwellings and three garages

Lancaster City Council hereby give notice that **PLANNING PERMISSION HAS BEEN GRANTED** for the development described above in accordance with your planning application dated 23 December 2002, and the plans, drawings and documents which form part of the application, subject to the following conditions and reasons:-

1. The development to which this permission relates must be started not later than the expiration of 3 years beginning with the date of this decision notice.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. This permission relates solely to the application as amended by the letter(s) and/or plan(s) received on 12 July 2006 in respect of the site layout, application and domestic curtilages and external works and 19 August 2003 in respect of the structural survey and 15 February 2006 in respect of all other matters.
Reason: For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.
3. The development hereby permitted shall be carried out strictly in accordance with the submitted approved plans or any amended plans subsequently approved in writing by the local planning authority.
Reason: To ensure a satisfactory standard of development.



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4. This permission relates specifically to the conversion of the buildings. Any proposals which involve the demolition of any part of the buildings other than that specified in the submitted structural survey, shall be submitted to and approved in writing by the local planning authority before the development proceeds.
Reason: In the interests of the character of the building.
5. The materials to be used in the development shall be those which constitute the existing building, unless alternatives are agreed with the local planning authority. Samples of any new material, which shall be natural stone and stone roof flags, shall be submitted to and agreed in writing by the local planning authority.
Reason: In the interests of the character of the building.
6. Prior to the commencement of the development hereby permitted, details of new stonework, coursing, pointing, heads, sills, jambs, mullions, quoins and boundary walls including copings shall be submitted to, and approved in writing, by the local planning authority. The development shall be carried out in accordance with such agreed details.
Reason: So that the local planning authority shall be satisfied as to the details.
7. Prior to the commencement of the development hereby permitted, details of the roof eaves, verges and ridges (which shall all be as existing), roof lights, flues and rainwater goods, shall be submitted to, and approved in writing, by the local planning authority. The development shall be carried out in accordance with such agreed details.
Reason: So that the local planning authority shall be satisfied as to the details.
8. Prior to the commencement of the development hereby permitted, details of the windows, doors, screens, gates and fences including set backs and finishes, shall be submitted to, and approved in writing, by the local planning authority. The development shall be carried out in accordance with such agreed details.
Reason: So that the local planning authority shall be satisfied as to the details.
9. Prior to the commencement of the development hereby permitted, details of the interior works, treatments and finishes shall be submitted to, and approved in writing, by the local planning authority. The development shall be carried out in accordance with such agreed details.
Reason: So that the local planning authority shall be satisfied as to the details.
10. Prior to the commencement of the development hereby permitted, details of the external works, landscaping and surface treatments shall be submitted to, and approved in writing, by the local planning authority. The development shall be carried out in accordance with such agreed details.
Reason: So that the local planning authority shall be satisfied as to the details.
11. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the local planning authority.
Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building/site.



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12. Before any development is commenced on site, a full survey of the building(s) involved shall be carried out by a competent person, acting on behalf of the developer, to establish whether they are used as hibernation sites, roosts or breeding sites by barn owls (Tyto Alba) and/or any species of bat (Chiroptera) and shall be submitted to the local planning authority for information. Appropriate modifications shall be made to the approved scheme in the light of advice from a competent person or organisation, to secure the continued use of the building(s) by any such species found and a revised scheme, together with the specific advice, shall be submitted to and approved in writing by the local planning authority before the development proceeds on site. Reason: To ensure that adequate provisions are made for these species which are specially protected under the terms of the Wildlife and Countryside Act 1981 (as amended) line ADVICE line A list of competent wildlife consultants is available from Lancashire Wildlife Trust, telephone number (01772) 324129
13. Before any of the dwellings hereby approved are first occupied, the stone field boundary wall at the entrance to the site access road to the left on emerging, shall be rebuilt behind a visibility splay of 2.4 x 70 metres with a 4.5 metre radius introduced where the access meets the highway and three passing places shall be provided within the public highway between the site access and Wray village in accordance with a scheme to be submitted to and agreed in writing by the local planning authority. Reason: In the interests of highway safety and convenience.
14. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by the local planning authority. Such a scheme shall be constructed and completed in accordance with the approved plans. Reason: To ensure a satisfactory means of drainage.
15. All existing boundary walls shall be retained in their present form and height and made good as indicated in the approved site layout plan. Reason: To safeguard the character and appearance of the development and its locality.
16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no development under Parts 1 and 2 of Schedule 2 to that Order shall be carried out without the express permission of the local planning authority. Reason: In the interest of the amenity of the area.
17. Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1995 (or any order revoking and re-enacting that order) the proposed garages (and parking spaces) shall be retained solely for the housing of private motor vehicles or storage associated with the main dwelling and in particular it shall not be used for other domestic, trade or business purposes without the prior consent of the local planning authority. Reason: To safeguard the amenities of the occupants of adjoining property and to provide satisfactory off-street parking facilities.

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18. Before any works for the implementation of this permission are commenced on site, all of the open agricultural land edged blue on the submitted application plans shall either be sold or let on full agricultural tenancies to existing working farms in the locality. Reason: To ensure that the land remains in productive agricultural use while minimising the likely need for the erection of further buildings to serve such use, in the interests of conserving the character and appearance of the countryside.
19. Before the development hereby approved is first occupied, all non-traditionally constructed agricultural buildings and structure at the farmstead shall be demolished, their materials removed from the site and the land restored to the uses indicated on the approved plans. Reason: In the interest of the amenity of the area.
20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no development under Part 6 of Schedule 2 to that Order (on the land edged blue in the submitted application) shall be carried out without the express permission of the local planning authority. Reason: In the interest of the amenity of the area.
21. No portable structures, motor vehicles, trailers, caravans, machinery, materials, scrap, animal fodder or other chattels shall be placed, stored or parked overnight on these parcels of land edged blue and shown on the application site plan as having boundaries contiguous with those of the approved development site, nor shall the land so identified be sub divided, planted with trees or in any other way cultivated or used, other than as pasture land, without the prior consent in writing of the local planning authority. Reason: To ensure that inappropriate uses do not take place in this locality in the interests of the character, appearance and amenity of the area.
22. In accordance with this permission, the individual residential curtilages shall be limited as indicated on the approved plans and associated buildings within each curtilage thereafter retained in single ownership. Reason: To ensure that inappropriate uses do not take place in this locality in the interests of the character, appearance and amenity of the area.
23. Before any development is commenced on site, detailed method statements for the consolidation, restoration and conversion of each building, together with detailed schemes of work for the interior and exterior of each building, shall be submitted to and agreed in writing with the local planning authority. The development shall thereafter be carried out in accordance with the approved method statements and schemes of work. Reason: So that the local planning authority shall be satisfied as to the details in the interest of the character of the buildings.
24. In accordance with this permission, the restoration of the associated "garage" buildings in accordance with the agreed method statements and schemes of work, shall be completed before their associated dwellings are first occupied. Reason: To ensure that these important Listed Buildings are properly restored as part of this development.

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25. Prior to the commencement of the development hereby permitted, details of all outdoor lighting shall be submitted to, and approved in writing, by the local planning authority. The development shall be carried out in accordance with such agreed details.
 Reason: So that the local planning authority shall be satisfied as to the details.

SUMMARY OF REASONS FOR GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has been taken having regard to policies in the Lancashire Structure Plan and the Lancaster District Local Plan together with all other relevant considerations.

ADVICE :-

1. Specifications and a list of professional qualified archaeological/building recording consultants and organisations who could carry out appropriate archaeological works can be obtained from the Lancashire Archaeology Service.

Lancashire County Council
 Environment Directorate
 Guild House
 PO Box 9
 Cross Street
 Preston PR1 8RD

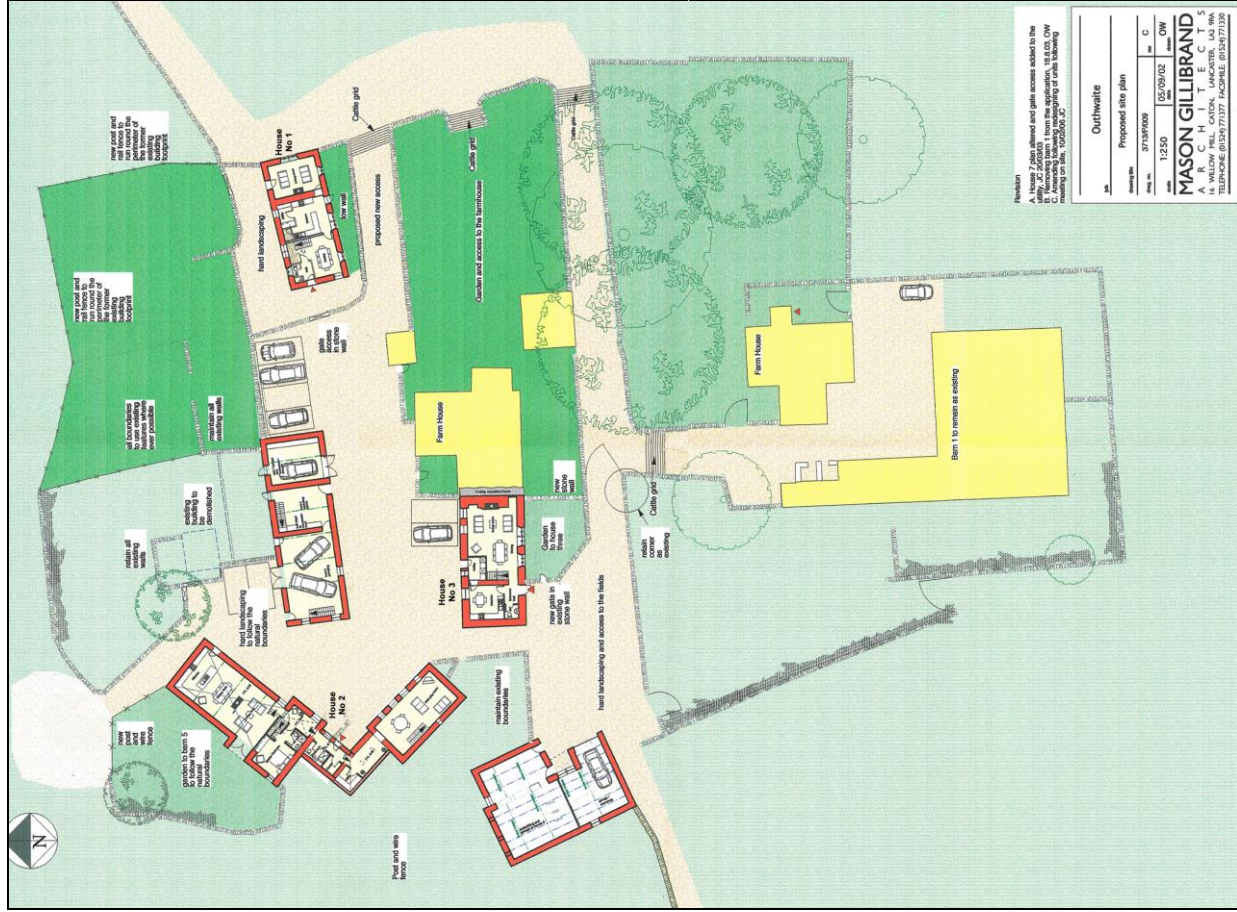
Tel. No. 01772 531734
 Fax No. 01772 533423

2. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency may be required for any discharge of sewage or trade effluent into water, including groundwater and may be required for any discharge of surface water liable to contamination of such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant or into waters which are not controlled waters. Such consents must comply with the requirements of the Groundwater Regulations 1998 including prior investigation, technical precautions and requisite surveillance and may be withheld. (Controlled waters include rivers, streams, groundwater, reservoirs, estuaries and coastal waters).

Note: This permission refers only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment, bylaw order or regulation. Your attention is drawn to the information sheet attached to this notice.

It is the responsibility of the applicant/developer to ensure that identical plans are submitted for consideration by the Council's Building Control Service. In the event that changes are proposed contact should be made with the Development Control Section to clarify if a new planning application is necessary. Failure to follow this advice could invalidate the planning consent and result in Enforcement proceedings in respect of unauthorised development.

A. Johns





Barn Previously Proposed For House No 1



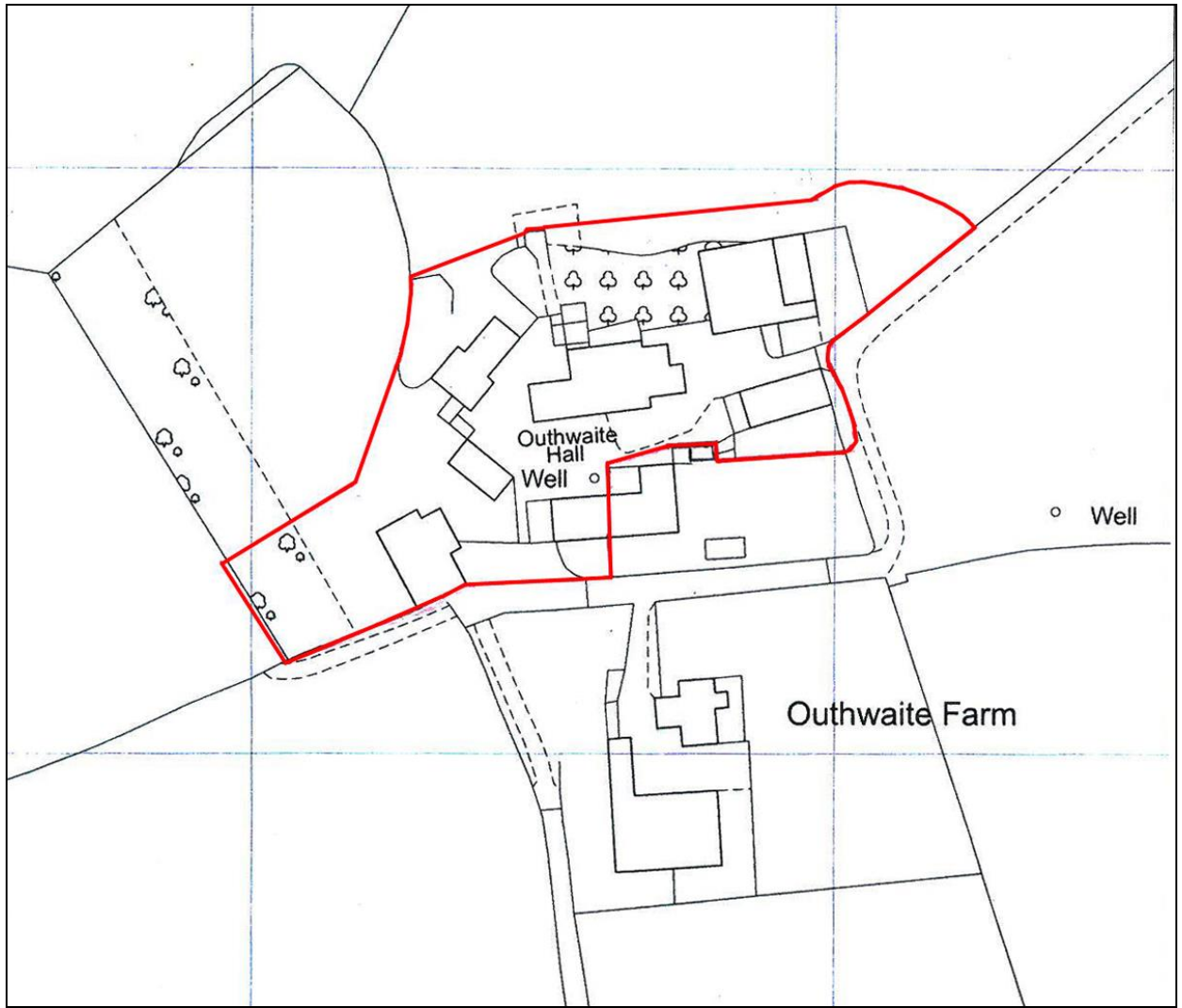
Barn Previously Proposed For House No 3



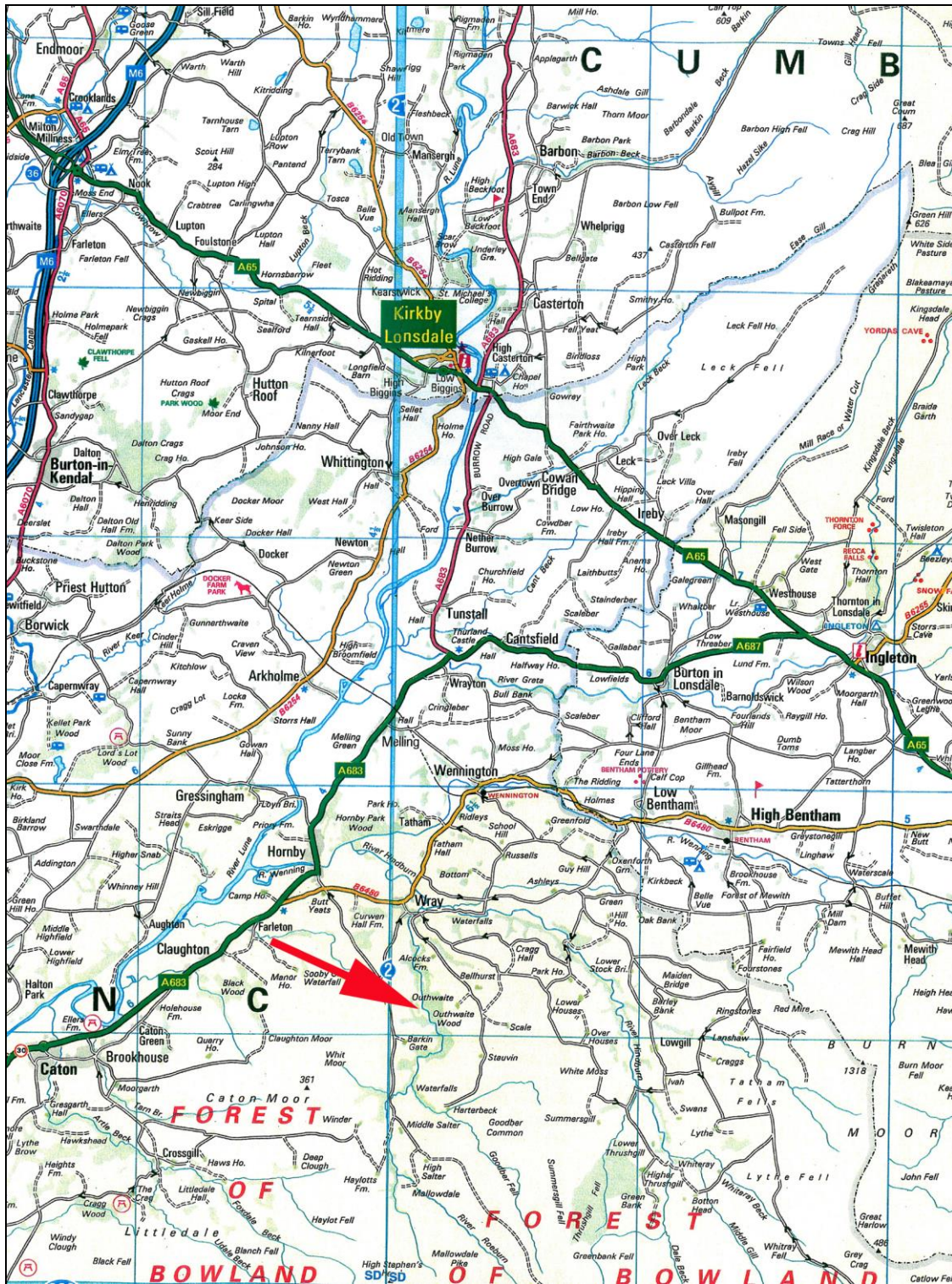
Barns Previously Proposed For House No 2



Barn Previously Proposed For Conversion Into 3 Garages



Location 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,
MILNTHORPE LA7 7NU

T: 015395 66800
F: 015395 66801

E: mailto:kendal@rturner.co.uk



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