

# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

**Stone Built Barn (former Squash Court) having detailed Planning Permission and Listed Building Consent for Conversion into a Spacious 3 Bed Dwelling with Detached Garage and Garden.**

**83 Main Street, High Bentham, Nr Lancaster, LA2 7HR**

**Price: £150,000 Region**



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

**Council Tax Band: N/A**

**Tenure: Freehold**

**Energy Performance Certificate Band: N/A**

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)

**Utilities:**

All mains services available subject to application.

**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.

**Solicitors:** Oglethorpe Sturton Gillibrand,

**Plans and Planning Permission:** Architects plans available for inspection at Richard Turner & Son's Bentham Office.

**Squash Courts** – ZA24/25851/FUL – ZA24/25902/LBC) to view full details go to: <https://publicaccess.cravendc.gov.uk/online-applications/>

**Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, LA2 7HF. Tel: 015242 61444. **Through whom all offers and negotiations should be conducted.**

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.

**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.**



**Planning Decision Notice  
Town and Country Planning Act 1990**

Application No:	ZA24/25851/FUL
Date Valid:	19th March 2024
Applicant:	
Proposal:	Proposed conversion of former squash courts / store and demolitions to create a new single dwelling and erection of a new garage in the existing car park.
Location:	Former Squash Court Building, Now Store, On The Corner Of Duke Street And Main Street, High Bentham

North Yorkshire Council (Craven) has considered this application under the Town and Country Planning Act 1990 (as amended) and **Grants Full Planning Permission** for the development described above.

This permission is granted subject to the following Condition(s) and Reason(s) which are laid out in the order by which they must be complied with:-

**Time Limit for Commencement**

- 1 The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**Approved Plans**

- 2 The permission relates to the following plans:
  - Drawing no. 20 - Site location plan. Received 19th March 2024
  - Drawing no. 23 - Proposed site plan. Received 19th March 2024
  - Drawing no. 25 - Proposed garage. Received 19th March 2024
  - Drawing no. 26 - Proposed block plan. Received 19th March 2024
  - Drawing no. 24 rev B - Proposed plans, sections and elevations. Received 17th July 2024

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Craven Local Plan and the National Planning Policy Framework.

**Planning Decision Notice  
Planning (Listed Buildings & Conservation Areas) Regulations 1990 (As amended)**

Application No:	ZA24/25902/LBC
Date Valid:	3rd April 2024
Applicant:	
Proposal:	Listed building works in association with proposed conversion of former squash courts / store and demolitions to create a new single dwelling
Location:	Former Squash Court Building, Now Store, On The Corner Of Duke Street And Main Street, High Bentham

North Yorkshire Council (Craven) has considered this application under the Town and Country Planning Act 1990 (as amended) and **Grants Listed Building Consent** for the development described above.

This permission is granted subject to the following Condition(s) and Reason(s) which are laid out in the order by which they must be complied with:-

**Time Limit for Commencement**

- 1 The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

**Approved Plans**

- 2 The permission relates to the following plans:
  - Drawing no. 20 - Site location plan. Received 3rd April 2024
  - Drawing no. 23 - Proposed site plan. Received 3rd April 2024
  - Drawing no. 25 - Proposed garage. Received 3rd April 2024
  - Drawing no. 26 - Proposed block plan. Received 3rd April 2024
  - Drawing no. 24 rev B - Proposed plans, sections and elevations. Received 17th July 2024

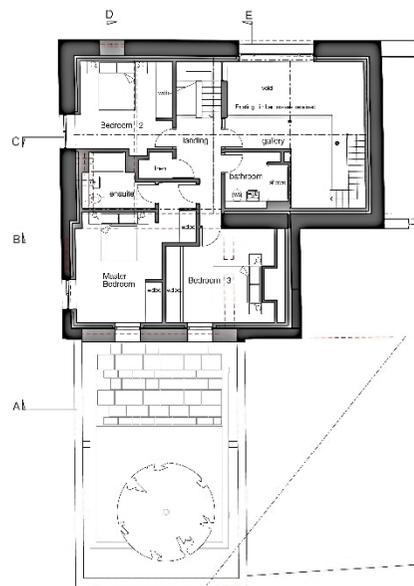
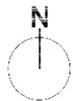
Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Craven Local Plan and the National Planning Policy Framework.



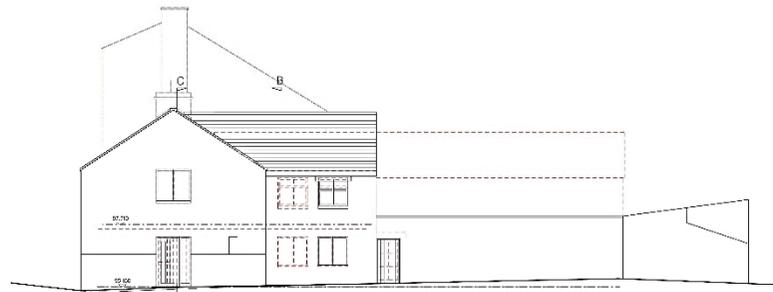
PROPOSED SITE PLAN  
1:200

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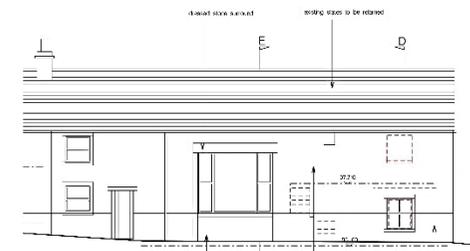
The Old Rectory, 17 Duke Street, Liverpool, Merseyside, L1 1AA, UK		Contact: 0151 247 1833		Email: info@jmp-architects.com	
Site: Jubilee Building		Project: THE SQUASH COURTS		Date: 19 JAN 20	
File No:	13853	Scale:	1:200	Date:	JAN 20
File Name:	PROPOSED SITE PLAN	Scale:	1:200	Date:	JAN 20
File Number:	13853	Sheet Number:	2/1	Scale:	1:200
File Name:	PROPOSED SITE PLAN	Sheet Number:	2/1	Scale:	1:200
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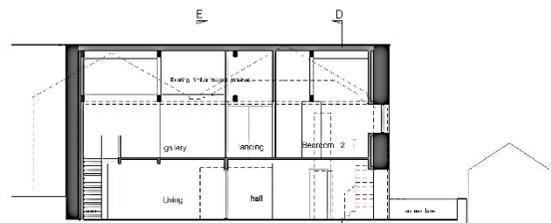
FIRST FLOOR PLAN



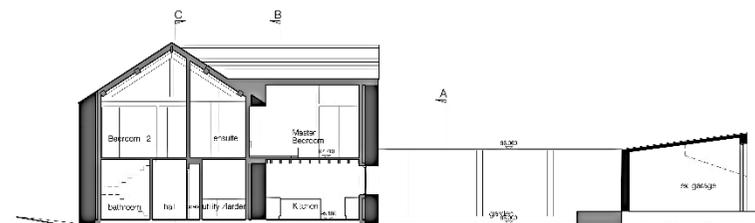
WEST ELEVATION



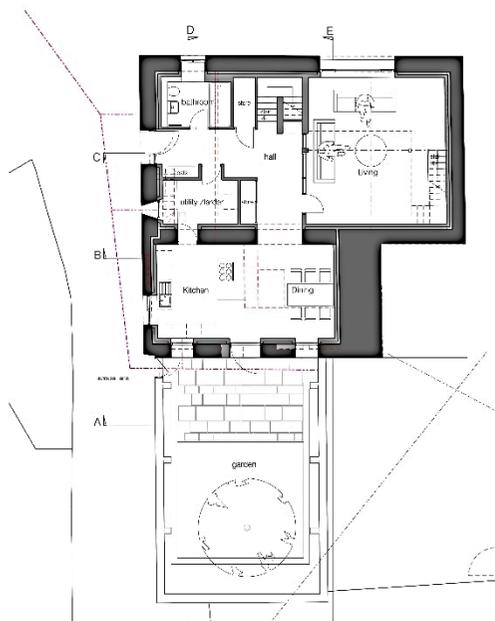
NORTH ELEVATION



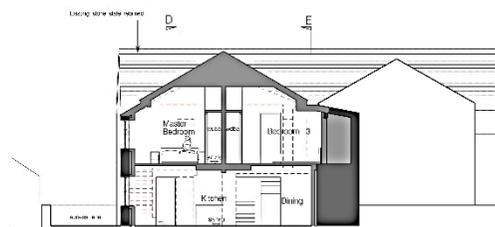
SECTION CC



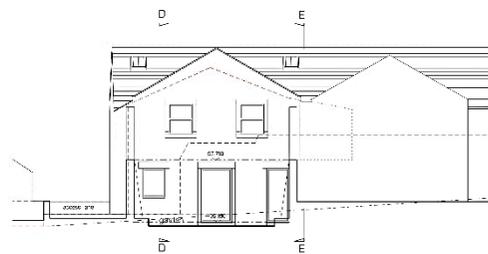
SECTION DD



GROUND FLOOR PLAN



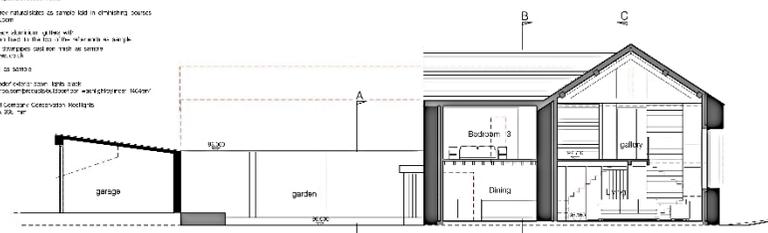
SECTION BB



SECTION AA / SOUTH ELEVATION

PROPOSED MATERIALS

- WALLS: Red stone to match existing existing stone on garden on site
- WINDOWS: Timber framed windows with leaded glass panes
- EXTERNAL DOORS: Timber framed doors with leaded glass panes
- PERCHED ROOF: Red brick gable roof with leaded glass panes
- ROOFING: Red brick gable roof with leaded glass panes
- EXTERNAL LIGHTING: LED lighting
- CONCRETE: Grey concrete



SECTION EE



SOUTH ELEVATION OVER THE EXISTING GARAGES

- Rev B 17/07/24 Note added
- Rev A 25/06/24 Notes added / layout modified to incorporate Heritage comments

**jmp | architects**

The Old Brewery, 19 Chancery Street, Leicester LA1 1CE | 01533 46333 | [enquiries@jmparchitects.com](mailto:enquiries@jmparchitects.com)

Client: THE SQUASH COURTS

Title: PROPOSED PLUMB SECTIONS & ELEVATIONS  
 Date: 14/07/24  
 Scale: 1:100  
 Job: 10023  
 Rev: 01

Architect: jmp architects  
 Rev: B  
 Category: PLANNING



Conversion of former Squash Courts into a single dwelling

MAIN STREET

DUKE STREET

Horse & Farrier

access road

ex. garden

ex. garages

access to garages to be maintained

ex. tarmac

car park

ex. garage

new garage

beer garden

access road

PROPOSED BLOCK PLAN  
1:200

Rev A 23.04.21 Neighbouring plan updated

**jmp | architects**

The Old Brewery, 19 Great Street, Lancaster LA1 1GS | 01524 4632 | [www.jump-architects.com](http://www.jump-architects.com)

Client: **THE SQUASH COURTS**

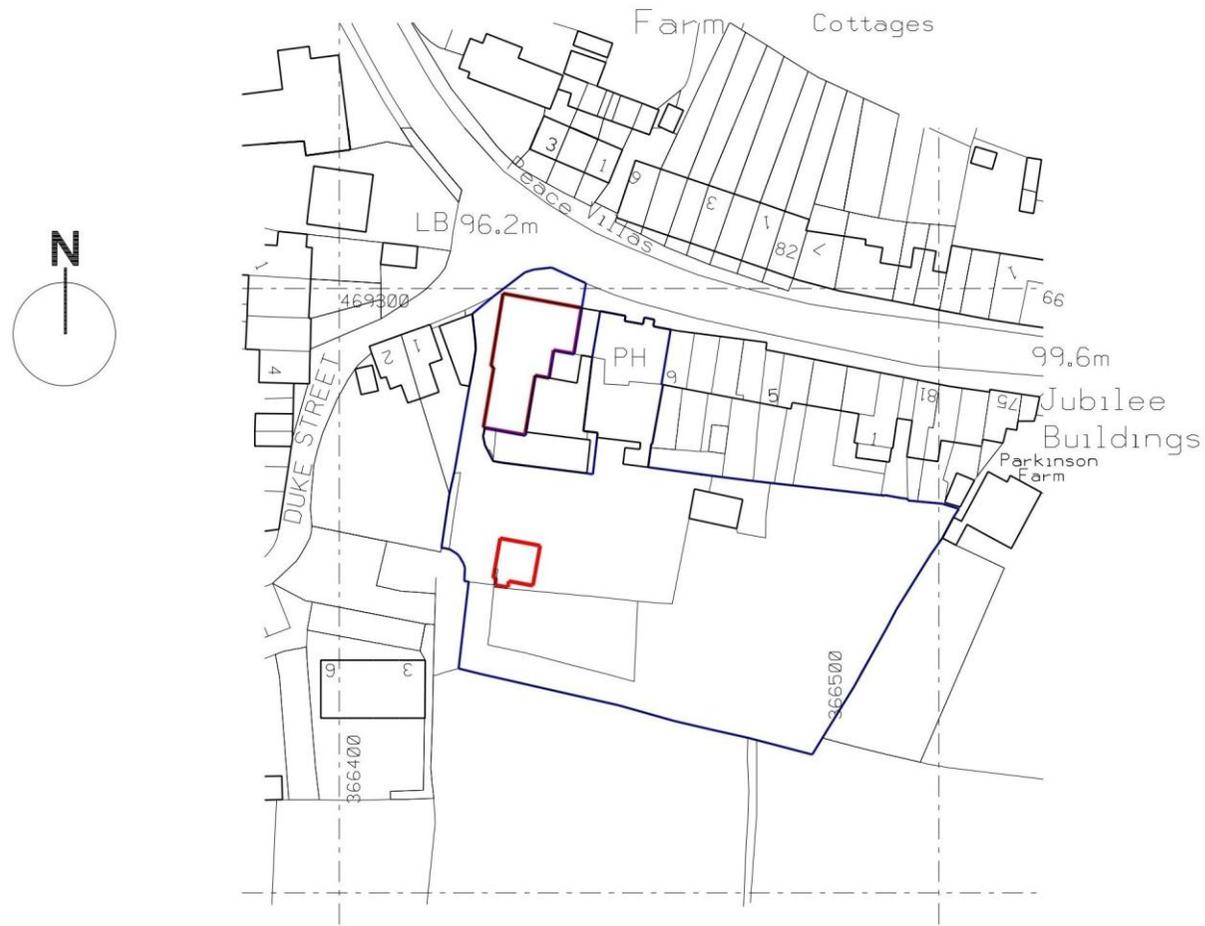
Title: **PROPOSED BLOCK PLAN** Scale: 1:200 Date: 08/07/21 No: 01

File Number	Drawing Number	Rev	Category
L3833	20	A	PLANNING

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## Barn / Squash Courts Boundary / Location Plan (Red)



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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)



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