

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

For Sale by Private Treaty by Direction of The Burrows Trust

**Detached Brick Barn with Detailed Planning Permission for Demolition and Erection
of a New 4 Bedroomed Dwelling with Detached Garage and Good Sized Garden Grounds
at Clarence House, Stankelt Road, Silverdale, LA5 0TH**



PRICE: £250,000 Region

Viewings: 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 **W:** www.rturner.co.uk

Comprising a brick built detached barn and shippon having Detailed Planning Permission dated 15th August 2024 for Demolition and to move back and sideways on it's current site to improve it's setting on site and create a new splendid slate roofed 4 bedroomed detached residence with detached double garage in good sized surrounding garden grounds in a fabulous village green style setting with excellent views.

On the opposite side of the shared access lane to the North East of the Barn there is a further area of land which is predominantly grassed (*containing Clarence Cottages private drainage tanks to it's Southerly end*) which could potentially be utilised as additional garden area.

Barn overall external current Dimensions: 35' x 31' approx. (9.45 x 10.6m) plus single storey lean to 16'8 x 8' approx. (5.12 x 2.44m)



Special Conditions:

The vendors wish to impose a no further development restriction on the property to preserve the Village Green aspect of the area.

Utilities:

Mains water, gas and electricity available subject to application by the purchaser.

Private Sewage Treatment Plant to be installed by the Purchaser.

Local Planning Authority: Lancaster City Council

Planning: Ref Lancaster City Council 23/01244/FUL

To View Planning Permission: <https://planning.lancaster.gov.uk/online-applications/>

Copy Planning Permission available upon request from Richard Turner & Son at the Bentham Office.

Directions: Via */// what3words: sympathy.coconut.acquaint*

Viewing:

By prior appointment with Richard Turner and Son, Bentham Office - Telephone: 015242 61444

*Please note A submission of details in relation to reserved planning conditions (*No's 3 and 10 on the approved application*) have been discharged by Lancaster City Council 22nd May 2025 with respect to contaminated land assessment and Homeowner pack (*copy available upon request from Richard Turner and Son Bentham Office*).

Tenure:

Freehold with vacant possession upon completion.

Solicitors:

Bannister Bates Property Lawyers, 18-22 Northumberland Street, Morecambe, LA4 4AX.

Network / Broadband:

"B4RN" available subject to application by the purchaser.

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.

Approved Floor Plan

Area Schedule M2

Gross Internal Floor Area
Ground Floor - 97m²
First Floor - 51m²
Total - 148m²

Bedroom Area
Bedroom 1 - 12m²
Bedroom 2 - 13m²
Bedroom 3 - 16m²
Master - 15m²

Storage Area
Utility - 1.5m²
Built in Wardrobes - 6.2m²
Total - 7.8m²



Ground Floor Plan



1st Floor Plan



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1, The Green, Silverdale,
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email mark@shirburneltd.com www.shirburneltd.com

Client: Burrow's Trust
Project: The Barn & Land @ Clarence House
Stankelt Road, Silverdale,
LA5 0TH

Title: Proposed Plan

Date: March 2024 Scale: 1:100 @ A3

Dwg No: CHBL.P.009 - REV A

Location/Boundary Plan *(Boundary in Red)*



Barn Site Plan

KEY

1. Native Hedge & Estate Fencing
2. Sedum Roof to Garage
3. Existing Tree
4. Shrubbery to be Removed
5. New Tree
6. Existing Footpath. FP52
7. New Hedge & Shrubbery
8. Stone Path/ Terrace
9. Compacted Gravel Driveway and Parking
10. Existing Stone Wall
11. 21m Radius
12. Soakaway, Rainwater
13. Domestic Sewage Treatment
14. Site boundary
15. Extent of Existing Barn to be demolished
16. Mobile Home and Hardstanding to be removed
17. Gate
18. Vehicle visibility splay, 17m for vehicles less than 15mph
19. Grass
20. Solar Panels
21. Bins
22. Tractor Route
23. Sky Lights
24. End of wall lowered to provide vehicle visibility splay



SITE PLAN

Changes made in response to L.C.C & Parish Council Comments

A. Building moved back & sideways to improve setting on site.

B. Boundry moved to behind footpath & D.S.T.P & drainage feild moved away from house.

C. Wall heights increased to reduce overlooking.

D. Wall height reduced & entrance to site re configured to improve visibility.



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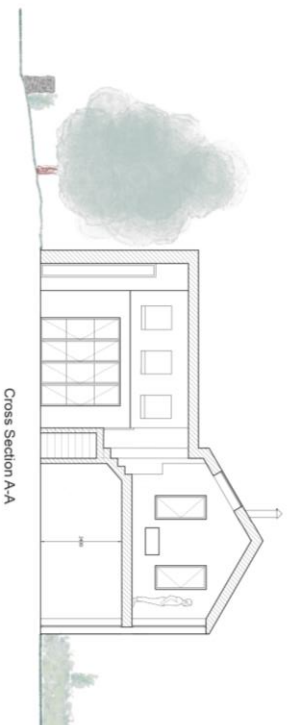
Title: Site Plan 2

Date March 2024

Scale: 1:200 @ A3

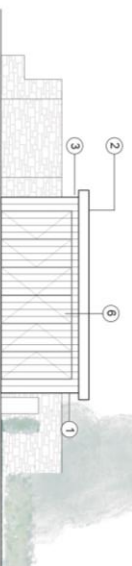
Dwg No: CHBL.P.004 - REV A

Approved Elevations



Cross Section A-A

1. New Garage Behind Existing Stone Wall
2. Sedum Roof to Garage
3. Timber Cladding
4. Metal Canopy Over Entry
5. Estate Fencing & Native Hedge
6. Timber Door
7. Sliding Screen
8. Rough Cast Limestone Walls and Quoins
9. Random Rustic Timber
10. Recessed Windows with Timber Cladding
11. Kitchen Dining Glazed Bi-fold Doors
12. Solar Panels
13. Aluminium Rainwater Pipes and Gutters
14. Bat Box
15. Bat Light
16. Steel Reinforced Steel Wood Burning Flue
17. High Level Windows to Avoid Overlooking
18. High Level Windows to Avoid Overlooking
19. Existing Stone Wall
20. Sliding Timber Screen



South East Elevation of Garage



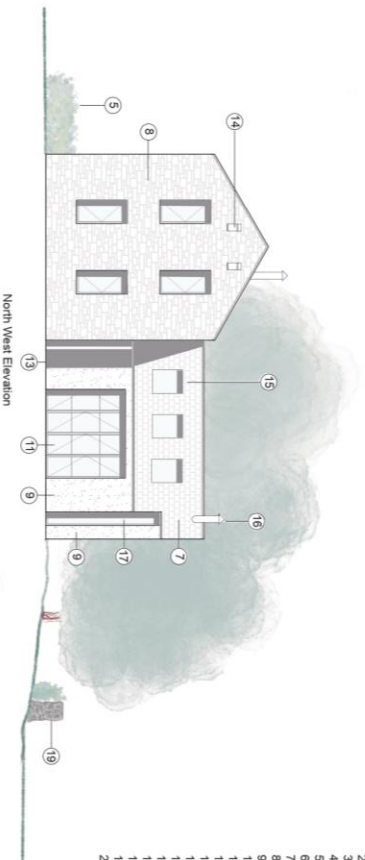
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Client: Burrow's Trust
Project: The Barn & Land @ Clarence House
Starkell Road, Silverdale,
LA5 0TH

Title: Proposed Cross Section	
Date: March 2024	Scale:
Dwg No: CHBL.P010 - REV A	

Scale: 1:50 @ A3



North West Elevation



South East Elevation

- KEY**
1. New Garage Behind Existing Stone Wall
 2. Sedum Roof to Garage
 3. Timber Cladding
 4. Metal Canopy Over Entry
 5. Estate Fencing & Native Hedge
 6. Timber Door
 7. Staircase
 8. Random Limestone Walls and Quoins
 9. Rough Cast Render
 10. Recessed Windows with Timber Cladding
 11. Kitchen Dining Glazed Bi-fold Doors
 12. Solar Panels
 13. Aluminium Rainwater Pipes and Gutters
 14. Bat Box
 15. Bat Light
 16. Sedum Steel Wood Burning Flue
 17. High Level Windows to Avoid Overlooking
 18. High Level Windows to Avoid Overlooking
 19. Existing Stone Wall
 20. Sliding Timber Screen



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Project: The Barn & Land @ Clarence House
Stankett Road, Silverdale,
LA5 0TH

Title: Proposed Elevations	
Date: March 2024	Scale:

Scale: 1:100 @ A3



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