



**Dale Hey Bungalow, Preston Road,  
Ribchester, Preston PR3 3XL**

Ribchester ½ mile

Longridge 2 ½ miles

**Dale Hey Bungalow** Preston Road, Ribchester comprises a derelict bungalow and detached car garage in a setting of level grassland with wooded pond in all extending to 1.75 acres or thereabouts adjoining Preston Road one half mile to the west of Ribchester village. The site is well screened from the adjoining caravan site and the property to be sold retains full privacy without being isolated.

**Ribchester** is a charming village settlement on the bank of the River Ribble with an influential degree of Roman history but acknowledged as a village of character with churches, primary school, recreational park with public car park, local shop, cafés , pub restaurants and Stydd Garden up Stoneygate Lane with craft shops, wine bar and café.

**Longridge** is a market town with Berry Lane as its shopping street, three major supermarkets / discount stores, medical centres, schools for all ages, park and petrol stations.

**The Site** has a convenient location only two miles from the M6 motorway (J31) and eight miles from the M65 motorway (J6) with easy routes to Blackpool, Manchester or Leeds and Preston railway station. The market towns of Preston, Garstang, Clitheroe and Blackburn are all close with renowned private schools and excellent education facilities within easy reach.

**Planning permission** was granted on 28<sup>th</sup> April 2022 by Ribble Valley Borough Council under application number 3/2022/0003 for outline planning permission all matters reserved to demolish the existing bungalow and build a new detached 4/5 bedroom house subject to conditions outlined on the permission copied overleaf.

**Services** include mains water and electricity.

**Council Tax** rated as band D

**Price** offers in excess of £400,000 with unrestricted use in accordance with planning permission for a new house and access drive but subject to an overage covenant on the remaining land for any enhanced uplift in value above its current agricultural or horse grazing status triggered by a valid planning permission. The overage covenant is negotiable if prospective purchasers have set ideas for future development.

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.

MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.



RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

OUTLINE PLANNING PERMISSION

**APPLICATION NO:** 3/2022/0003

**DECISION DATE:** 28 April 2022

**DATE RECEIVED:** 28/02/2022

**APPLICANT:**

Mr C Boardman  
Boardman Developments  
Ned's House  
Preston Road  
Ribchester  
PR3 3YD

**AGENT:**

Mrs Melanie Scarff  
Entwistle Design Services  
7 Edgefield  
Astley Village  
Chorley  
PR7 1XH

**PARTICULARS OF DEVELOPMENT:**

Outline planning permission all matters reserved to demolish the existing bungalow and build a new detached 4/5 bedroom house

**AT:** Dale Hey Bungalow Preston Road Ribchester PR3 3XL

Ribble Valley Borough Council hereby give notice in pursuance of provisions of the Town and Country Planning Act 1990 that **outline planning permission has been granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following conditions:

1 An application for approval of the reserved matters (namely the access, appearance, layout, scale and landscaping of the site) must be made to the Council before the expiration of three years from the date of this permission and the development hereby permitted must be begun two years from the date of approval of the last of the reserved matters to be approved.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 Notwithstanding the submitted details, the height of the dwelling proposed in any subsequent reserved matters application(s) shall not exceed two storeys in height.

Reason: In the interests of the visual amenities and character of the area and to ensure that the proposed development remains compatible with the landscape character of the area to minimise undue visual impact.

RIBBLE VALLEY BOROUGH COUNCIL  
OUTLINE PLANNING PERMISSION

**APPLICATION NO:** 3/2022/0003

**DECISION DATE:** 28 April 2022

3 Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

4 The residential curtilage hereby approved shall solely relate to the area as indicated on the hereby approved location plan. No extension of the residential curtilage shall be undertaken without separate planning consent having first been granted by the Local Planning Authority.

Reason: To define the scope of the consent hereby approved and to protect against further encroachment of residential curtilage into the defined open countryside.

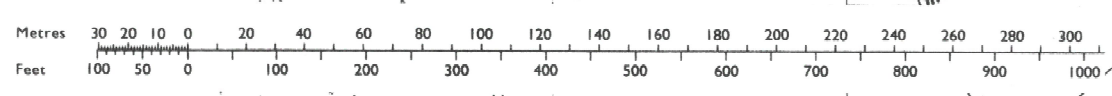
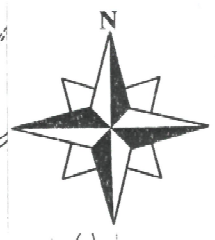
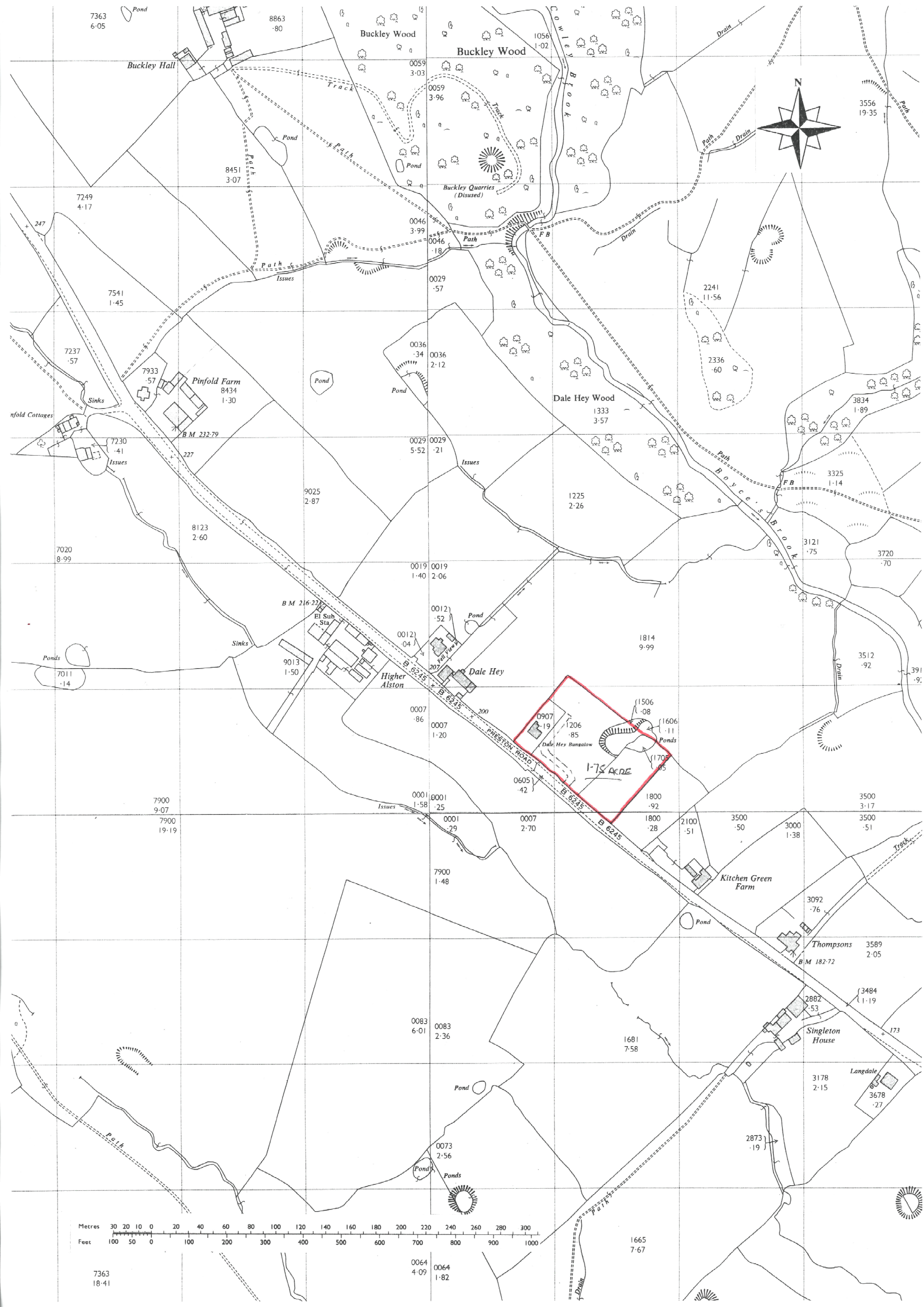
5 Notwithstanding the submitted details; details or specifications of all materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

6 Before the development hereby permitted becomes operative, the existing vegetation on the highway frontage of the site to B6245 Preston Road, Ribchester shall be reduced to and be permanently maintained henceforth at a height not greater than 1m above the crown level of the carriageway of B6245 Preston Road, Ribchester to a distance of 2.4m back from the edge of the carriageway.

Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.

7363  
6-05



7363  
18-41

0064  
4-09

0064  
1-82

1665  
7-67

APPLICATION NO: 3/2022/0003

DECISION DATE: 28 April 2022

- 7 The first reserved matters application shall include full details of the proposed construction of the site access. The details shall include:
1. Any proposed gateposts (which shall be positioned 5m behind the nearside edge of the footway/carriageway and open away from the highway)
  2. The visibility splay fences or walls shall to be erected from the gateposts to the existing highway boundary, such splays shall be 45° to the centre line of the access.
  3. Should the access remain un-gated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.
  4. Details of how the access, extending from the highway boundary of B6245 Preston Road, Ribchester for a minimum distance of 7.5m into the site, will be hardsurfaced.

The site access shall be constructed in accordance with the approved details prior to the occupation of the dwelling hereby approved.

Reason: To satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site.

- 8 The dwelling hereby permitted shall not be occupied until the parking areas, constructed of a bound porous material are available for use. The parking shall be retained in perpetuity thereafter.

Reason: To ensure that satisfactory parking is provided before the proposal hereby permitted becomes operative.

- 9 Notwithstanding the submitted details, no development, including any site preparation, demolition details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes, hedgehog nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall identify the nature and type of the nesting boxes/artificial roosting sites and the locations(s) or wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into the dwelling during the construction stage of the development and made available for use before the dwelling hereby approved is first brought into use and thereafter retained. The development shall be carried out in strict accordance with the approved details.

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development.

P.T.O.

APPLICATION NO: 3/2022/0003

DECISION DATE: 28 April 2022

- 10 The application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.

- 11 Prior to the occupation of the dwelling hereby approved an electric motor vehicle charging point shall be provided within the curtilage of the dwelling. Thereafter the charging points shall be installed and made available for use prior to the occupation of the dwelling hereby approved.  
Reason: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions.

Note(s)

- 1 The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
- 2 The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.

*John Machole*

pp NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

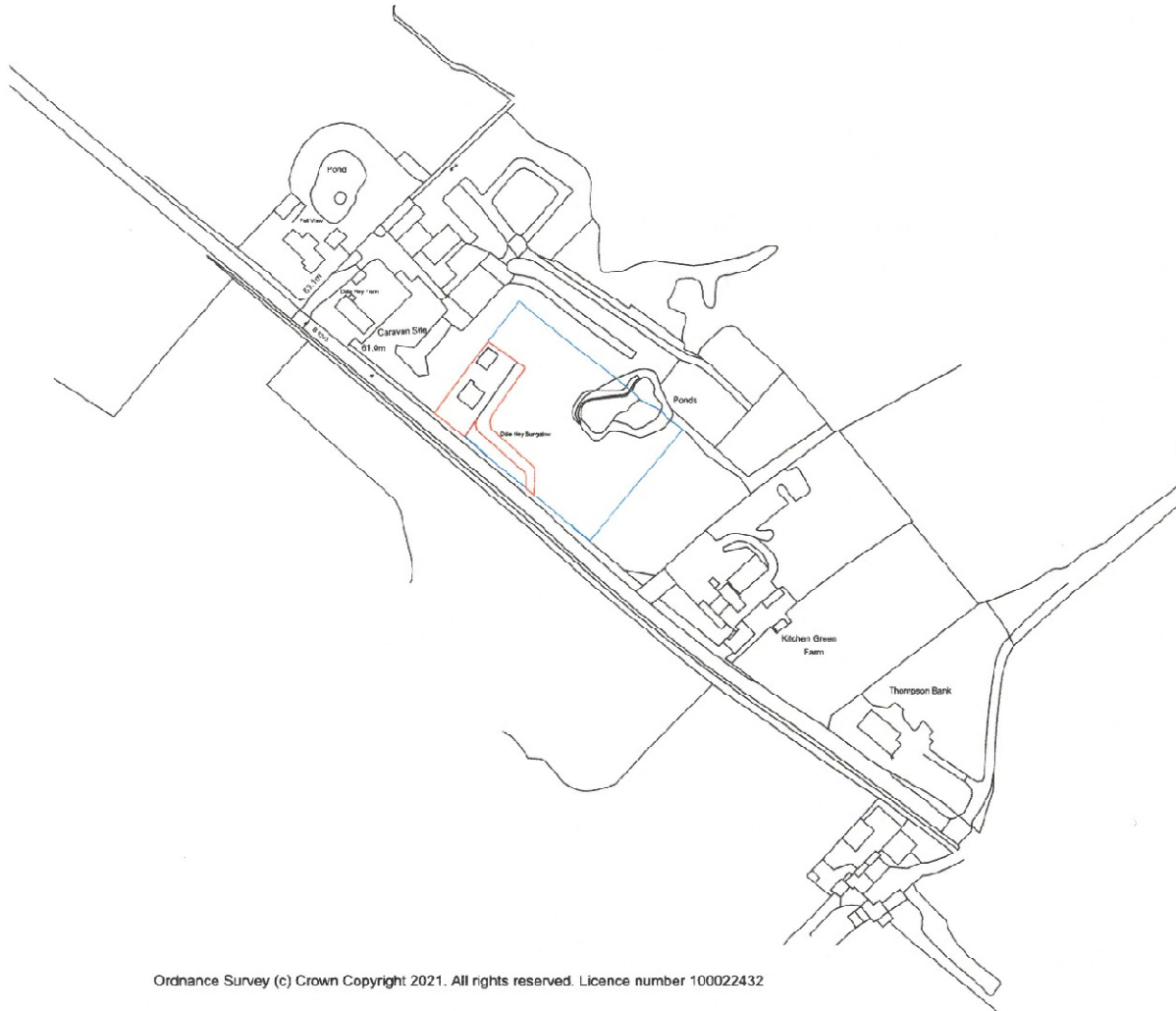
**Notes**

**Right of Appeal**

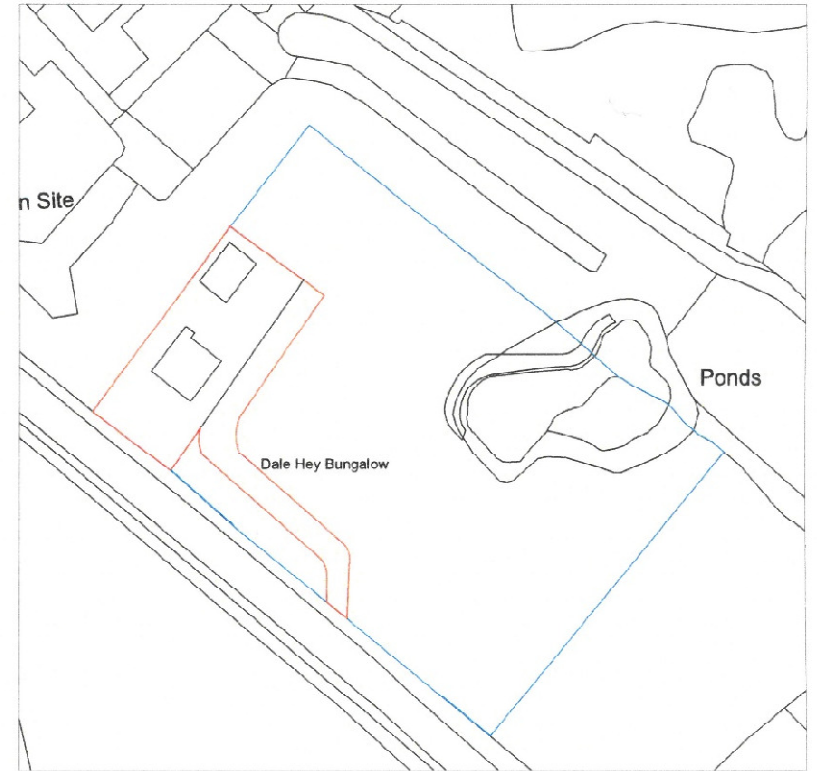
If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

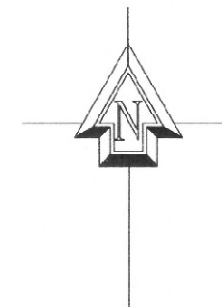
P.T.O.



Ordnance Survey (c) Crown Copyright 2021. All rights reserved. Licence number 100022432



Site Plan 1:500



Proposed new dwelling at:	
<b>Dale Hey Bungalow</b>	
<b>Preston Road</b>	
<b>Ribchester</b>	
<b>PR3 3XL</b>	
CLIENT:	Boardmen Developments
DATE:	December 2021
SCALE:	1:1250 @ A1
DWG No:	Location Plan for New dwelling 1 of 1
L/A:	
AMENDMENTS:	DATE:
<b>ENTWISTLE DESIGN SERVICES</b>	
7 Edgefield Astley Village Chorley PR7 1XH	Tel: 01257 274976 E-Mail: entwistledesign@aol.com



**Richard  
Turner  
& Son**  
AUCTIONEERS  
VALUERS &  
ESTATE AGENTS

**Richard Turner & Son, Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH**