

RTS Richard Turner & Son

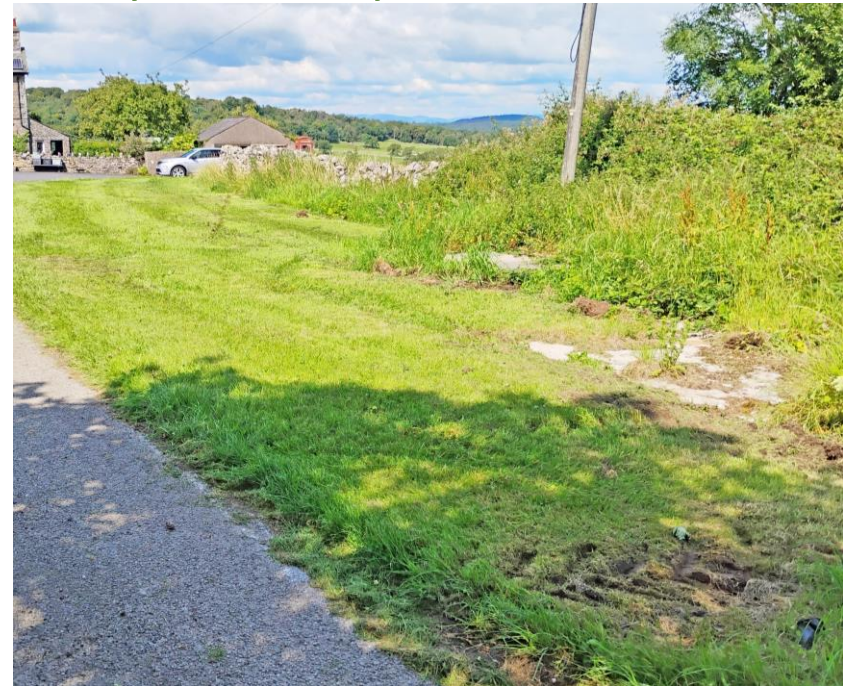
AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

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**

Guide Price: - £300,000 Region



FOR SALE BY INFORMAL TENDER

Tender Closing Date: 12 Noon Friday 26th September 2025

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 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 and the new build property may only be used as a single dwelling and not be used as a holiday let. (*for the benefit/security of existing neighbouring property owners*).

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

Planning Permission Link: <https://planning.lancaster.gov.uk/onlineapplications/applicationDetails.do?activeTab=documents&keyVal=S3CP9OIZGS400>

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).

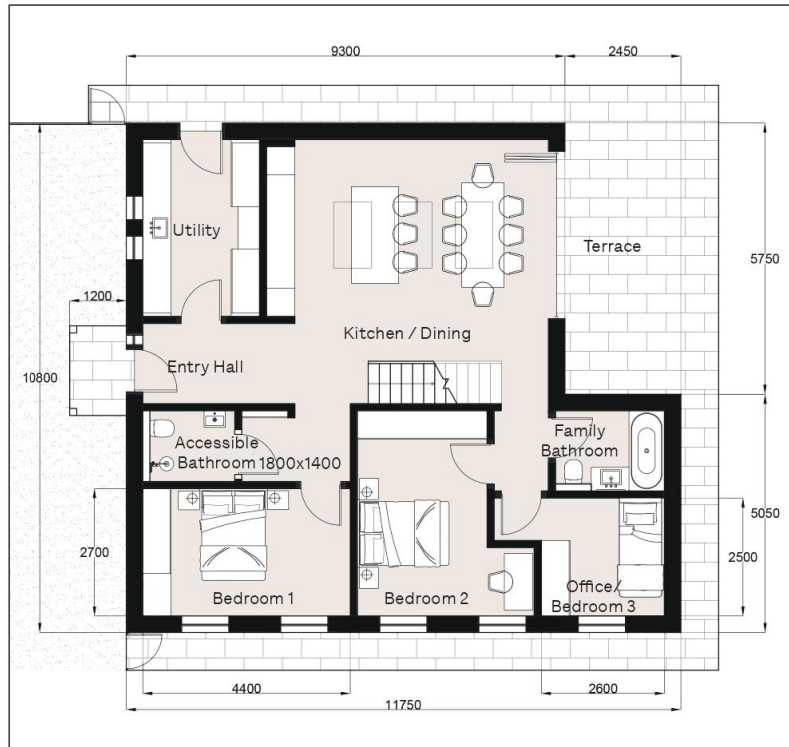
Please Note: These results are predictions and not guaranteed and may also differ, subject to circumstances, e.g. precise location & network outage.



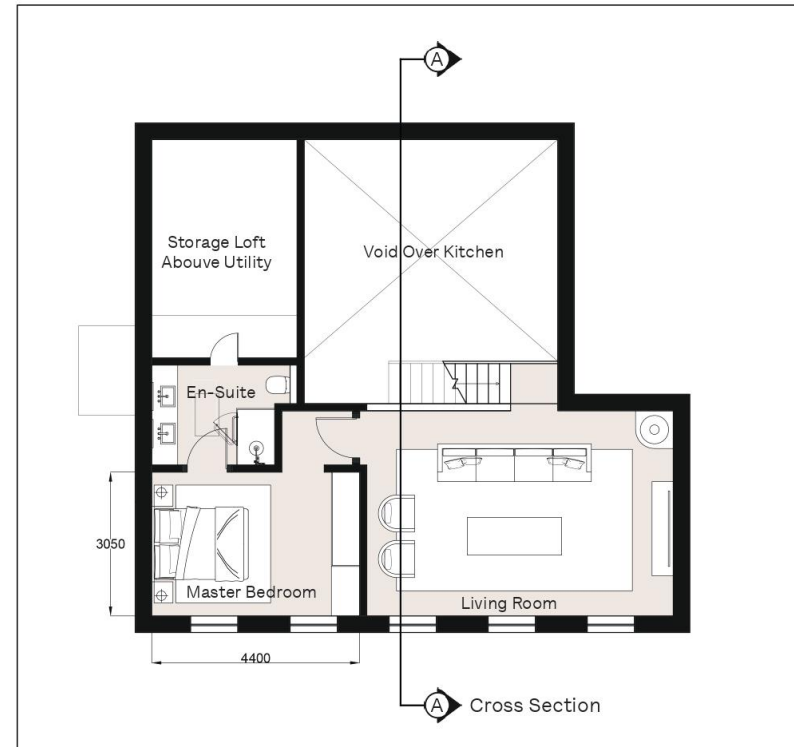
Approved Floor Plan

Area Schedule M2

Gross Internal Floor Area	Bedroom Area	Storage Area
Ground Floor - 97m ²	Bed 1 - 12m ²	Utility - 1.7m ²
First Floor - 55m ²	Bed 2 - 13m ²	Built in Wardrobes - 3.8m ²
Total - 152m ²	Bed 3 - 15m ²	Under eaves - 2.8m ²
		Total - 8.3m ²



Ground Floor Plan



1st Floor Plan



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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: October 2023 Scale: 1:100 @ A3

Dwg No: CHBL.P.009

Location/Boundary Plan (Boundary in Red)



Barn Site Plan

KEY

1. Native Hedge & Estate Fencing
2. Sedum Roof to Garage
3. Existing Tree
4. Shrubby to be Removed
5. New Tree
6. Existing Footpath. FP52
7. New Hedge & Shrubby
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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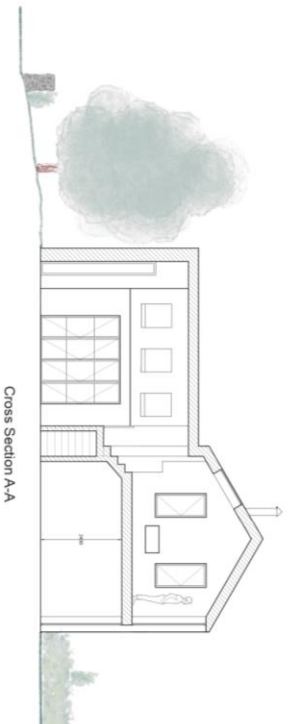
Title: Site Plan 2

Date March 2024

Scale: 1:200 @ A3

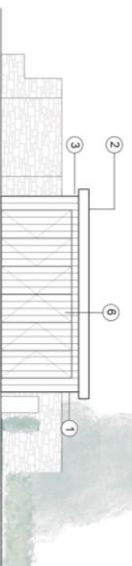
Dwg No: CHBL.P.004 - REV A

Approved Elevations



Cross Section A-A

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



South East Elevation of Garage



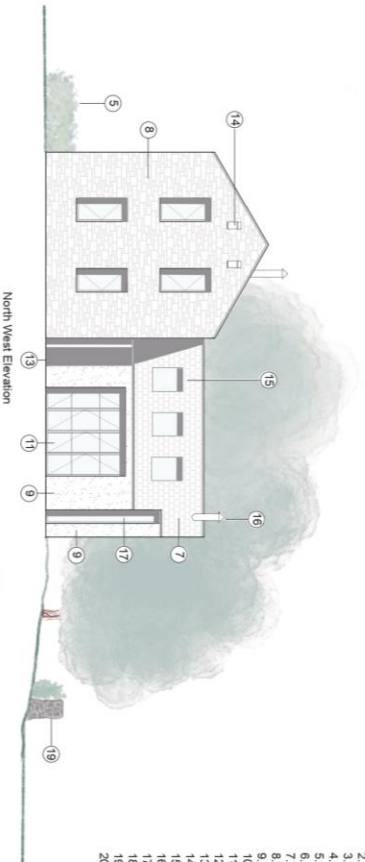
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Client: Burrow's Trust
Project: The Barn & Land @ Clarence House
Stankett Road, Silverdale,
LA5 0TH

Title: Proposed Cross Section	
Date: March 2024	Scale: 1:50 @ A3

Dwg No: CHBL P010 - REV A



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. Timber Deck
 8. Random Limestone Walls and Quoins
 9. Rough Cast Plaster
 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. Stained Steel Wood Burning Flue
 17. Window Replaced to Avoid Overlooking
 18. High Level Window to Avoid Overlooking
 19. Existing Stone Wall
 20. Sliding Timber Screen



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

Title: Proposed Elevations	
Date: March 2024	Scale: 1:100 @ A3

INFORMAL TENDER FORM (Subject to Contract)

For the Sale of Barn & Land at Clarence House, Off Stankelt Road, Silverdale, LA5 0TH

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 Friday 26th September 2025** in a sealed envelope marked in the top left-hand corner with reference: **"Barn & Land Silverdale"**

FROM:

Name:

Address:

Telephone: Mobile: Email:

SOLICITORS:

Company: Contact:

Address:

Telephone: Email:

PRICE OFFERED: £.....(amount in words).....Date:

Is this a completely unconditional cash offer ? (i.e. not dependant on any further planning, survey or finance)

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 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 Monday 29th September 2025.
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.

Richard Turner & Son. Royal Oak Chambers, Main Street, BENTHAM, LA2 7HF. T: 015242 61444. E: property@rtturner.co.uk

Richard Turner & Son. Old Sawley Grange, Gisburn Road, Sawley, CLITHEROE, BB7 4LH. T: 01200 441351. E: sawley@rtturner.co.uk

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