

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

Former Horse & Farrier Inn and Stone Built Barn (former Squash Court) having detailed Planning Permission and Listed Building Consent for Conversion into 2 x Spacious 3 Bed Dwellings each with Detached Garages and Gardens.

Offered for Sale Together or Separately.

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

Price:	As a Whole	£349,500 Region
	Horse & Farrier Separately	£199,500 Region
	Barn Separately	£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 **W:** www.rturner.co.uk

Utilities:

Horse & Farrier: Mains water, electric, gas and drainage connected.

Squash Courts: 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.

Planning Nos: **Horse & Farrier** - ZA24/24850/FUL – ZA24/25848/LBC)

) to view full details go to: <https://publicaccess.cravendc.gov.uk/online-applications/>

Squash Courts – ZA24/25851/FUL – ZA24/25902/LBC)

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

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

Application No:	ZA24/25848/LBC
Date Valid:	19th March 2024
Applicant:	
Proposal:	Proposed conversion of the Horse & Farrier into a single dwelling.
Location:	83 Main Street, High Bentham, Lancaster, LA2 7HR,

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. 40 - Site location plan. Received 20th March 2024
 - Drawing no. 43 Rev B - Proposed block plan. Received 20th June 2024
 - Drawing no 44 Rev B - Proposed site plan. Received 20th June 2024
 - Drawing no. 45 Rev A - Proposed plans, sections and elevations. Received 20th June 2024
 - Drawing no. 47 Rev A - Proposed garage. Received 20th June 2024
 - Structural inspection by Thomas Consulting, ref. L12490. Received 20th March 2024
 - Bat Survey by Envirotech, ref. 8750. Received 20th March 2024
 - Drainage Strategy by PSA Design, ref. D4305-R-01. Received 20th March 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 Town and Country Planning Act 1990

Application No:	ZA24/25850/FUL
Date Valid:	11th April 2024
Applicant:	
Proposal:	Proposed conversion of the Horse & Farrier public house into a single dwelling including demolitions and erection of a new double garage
Location:	83 Main Street, High Bentham, Lancaster, LA2 7HR,

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. 40 - Site location plan. Received 20th March 2024
 - Drawing no. 43 Rev B - Proposed block plan. Received 20th June 2024
 - Drawing no 44 Rev B - Proposed site plan. Received 20th June 2024
 - Drawing no. 45 Rev A - Proposed plans, sections and elevations. Received 20th June 2024
 - Drawing no. 47 Rev A - Proposed garage. Received 20th June 2024
 - Structural inspection by Thomas Consulting, ref. L12490. Received 20th March 2024
 - Bat Survey by Envirotech, ref. 8750. Received 20th March 2024
 - Drainage Strategy by PSA Design, ref. D4305-R-01. Received 20th March 2024



PROPOSED BLOCK PLAN
1:200

Rev B 20.06.21 Plan updated / notes added
Trev A 23.04.24 Neighbouring plan updated

jmp architects

For this location, 19 Oliver Street, Gloucester, GL1 1DE, 01204 46337 - enquiries@jmparchitects.com

Client: **THE HORSE & FARMER**

Project: **PROPOSED BLOCK PLAN** Scale: 1:200 Date: 20.06.21

Drawn: **1.3633** Project Number: **54** Date: **20.06.21** Comments: **PLANNING**

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LB 96.2m

Peace Villas

MAIN STREET

99.6m

Jubilee
Buildin
Parkinson
Farm

DUKE STREET

Conversion of
Horse & Farrier into a
single dwelling

access
road

access to garages
to be maintained

new garage

access road

PROPOSED SITE PLAN
1:200

Rev B 20.06.24 updated
Rev A 23.04.24 Neighbouring plan updated

jmp architects
The Old Rectory, 18 Church Street, Loughborough, Leicestershire, LE11 1DS, UK 01509 463371 enquiries@jmparchitects.com

Client: **THE HORSE & FARRIER**

Project: **PROPOSED SITE PLAN** Scale: 1:200 Date: 28/07/23 By: JTB

Job Number: 13633 Drawing Number: 24 Date: 28/07/23 Category: PLANNING

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**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

jmp architects

The Old Rectory, 19 Clifton Avenue, London W. 8A Tel: 02047 1802 e-mail: info@jmparchitects.co.uk

Client: Clarendon

Project: THE SQUASH COURTS

1/200 PROPOSED SITE PLAN Scale: 1:200 Date: JAN 2005 By: CT

Arch Number: 13831 Drawing Number: 2/5 Date: 7/11/2005

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PROPOSED BLOCK PLAN
1:200

Rev A 23.04.24 Neighbouring plan updated

jmp architects
The Old Rectory, 18 Oliver Street, Lancaster LA1 1GS T: 01524 60301 info@jmp-architects.com

Client: **City of Lancaster**
Project: **THE SQUASH COURTS**

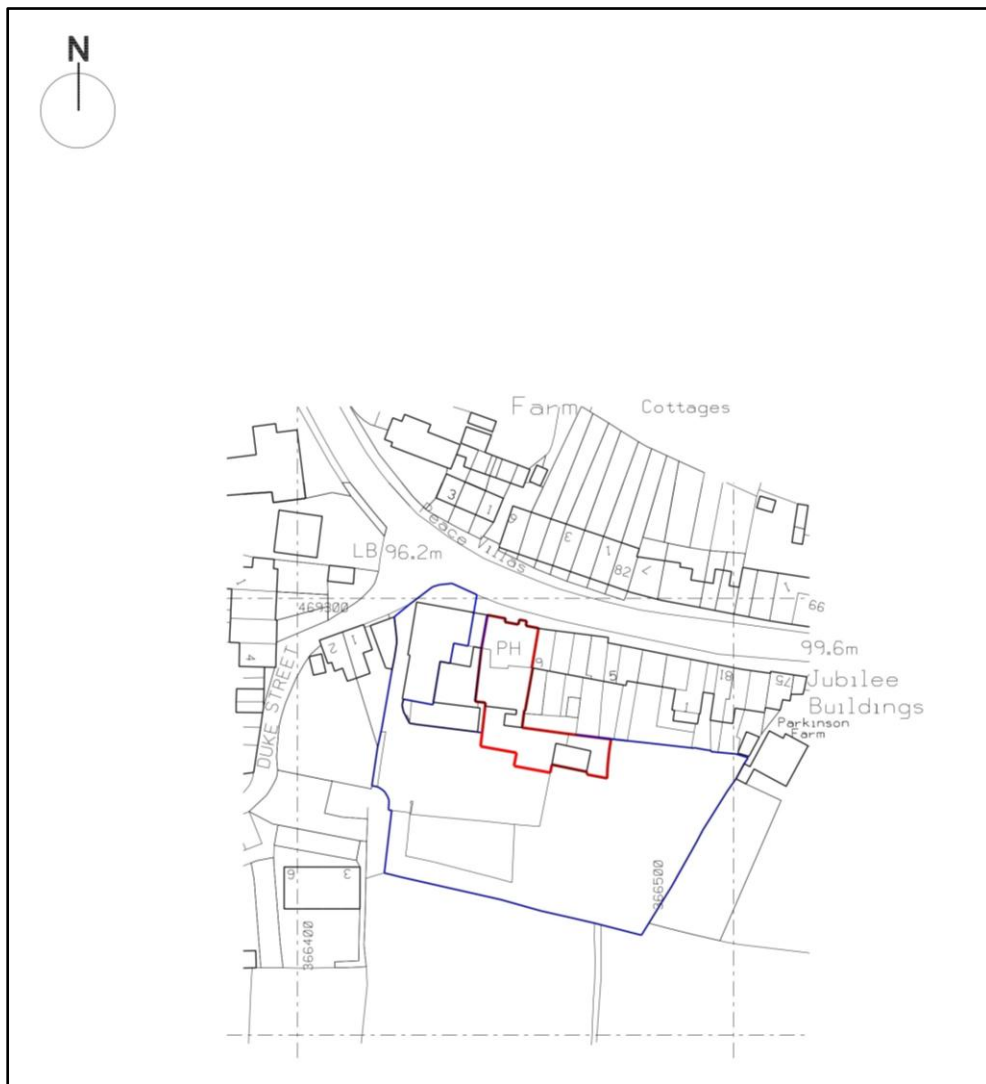
Rev	Description	Date	By
1	PROPOSED BLOCK PLAN	23.04.24	jmp

Rev	Description	Date	By
1	PROPOSED BLOCK PLAN	23.04.24	jmp

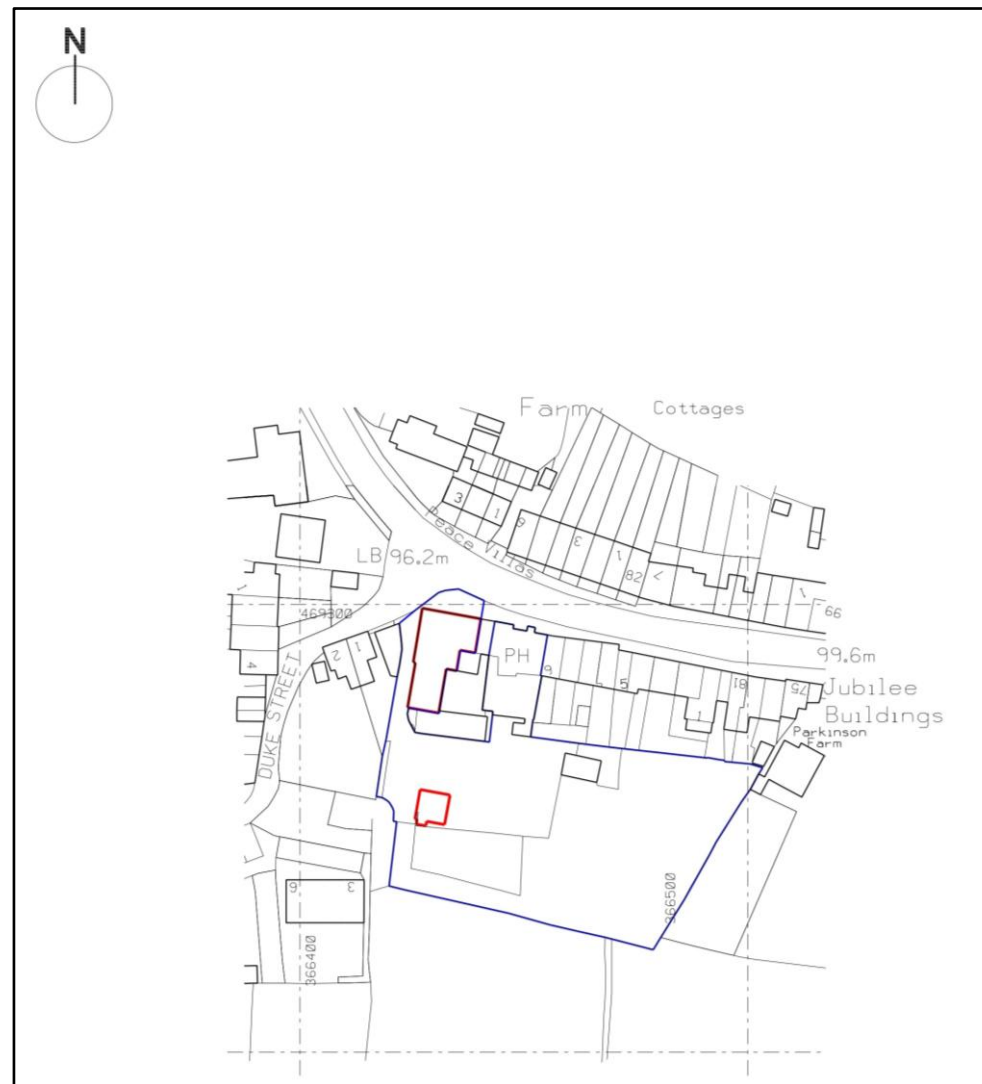
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Horse & Farrier Boundary Plan (Red boundary)



Barn / Squash Courts Boundary Plan (Red boundary)



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



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