

FOR SALE
BARN FOR CONVERSION INTO TWO RESIDENTIAL DWELLINGS - £495,000 – ONO



Blackpool: 18 miles

Preston: 5 miles

Blackburn: 12 miles

**BUILD YOUR OWN HOME ON NEWGATE LANE,
WHITESTAKE, PRESTON, PR4 4JU**

Fantastic Opportunity to purchase a barn with permission for conversion into two residential dwellings.

- * Prime semi-rural location
- * **0.47 acre (1,900 sq. m)**
- * Excellent local amenities
- * **Design/build your own home**
- * Available separately
- * **Planning ref: 07/2021/01195/APD**

Description:

Excellent opportunity to purchase a barn with permission to convert into two residential dwellings in a popular semi-rural location with good links to **A6** and the **M6 and M55 motorway connections; perfect for commuters!** The land (edged red on the plan) is adjacent to Newgate Lane and is very accessible to local amenities.

The site of the barn (edged red on the plan with the barn shaded blue) comprises approx. 0.47 acres of level ground with permitted development for converting the barn into two residential dwelling with a combined floor area of 376m² (2,000 square feet per dwelling). The area shaded green will be subject to a local occupancy clause for 50% of the increase in value of the land due to obtaining planning permission for any use other than yard or garden area for use in relation to the two dwellings.

Purchasers to note the Vendor may be prepared to split the site and sell plots individually by negotiation.

Permitted development rights for conversion were granted on the 12th of January 2022 and can be found on the South Ribble and Borough Council planning portal using the application reference: 07/2021/01195/APD.

Viewing: At any daylight hour with a set of these particulars to hand, plots visible from Newgate Lane. If you require an accompanied site viewing please contact the selling agents Richard Turner & Son on 015395 66800.

Tenure: Freehold with vacant possession upon completion.



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Sawley, CLITHEROE BB7 4LH
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MISREPRESENTATION ACT 1967:

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Local & Service Authorities:

Lancashire County Council; PO Box 78, County Hall, Fishergate, Preston, Lancashire, PR1 8XJ

South Ribble and Borough Council; Civic Centre, W Paddock, Leyland PR25 1DH

Electricity North West; 304 Bridgewater Place, Birchwood Park, Warrington, WA3 6XG Tel: 0800 195 4141

United Utilities; Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP Tel: 0345 672 2888

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PERMITTED DEVELOPMENT

DETERMINATION BY THE LOCAL PLANNING AUTHORITY THAT THE PRIOR APPROVAL OF THE AUTHORITY IS NOT REQUIRED FOR THE NOTIFICATION OF PROPOSED CHANGE OF USE for Agricultural Use Town and Country Planning Act (General Permitted Development) Order 2015

Applicant:

Mr Andrew Holden
Nutter Platt Farm
Pope Lane
Hutton
Preston
PR4 4BA

Agent:

Mrs Melanie Lawrenson
5 Bobbin Mill Cottages
Stubbins Lane
Claughton On Brook
Preston
PR3 0PL

Description and location of proposed development:

Application for Prior Approval for a proposed change of use of agricultural building to form 2 dwellings
at
Land Adjacent To 26, Newgate Lane, Whitestake, Lancashire,

Application number: 07/2021/01195/APD

Date of receipt of application: 19 November 2021

The hereby determine that the prior approval of the local planning authority is not required for the above-mentioned application.

NOTE:

The applicant must notify the local planning authority in writing of the date of completion of the development.



JONATHAN NOAD
DIRECTOR OF PLANNING AND DEVELOPMENT

On behalf of South Ribble Borough Council

Date: 12 January 2022



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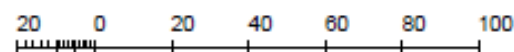
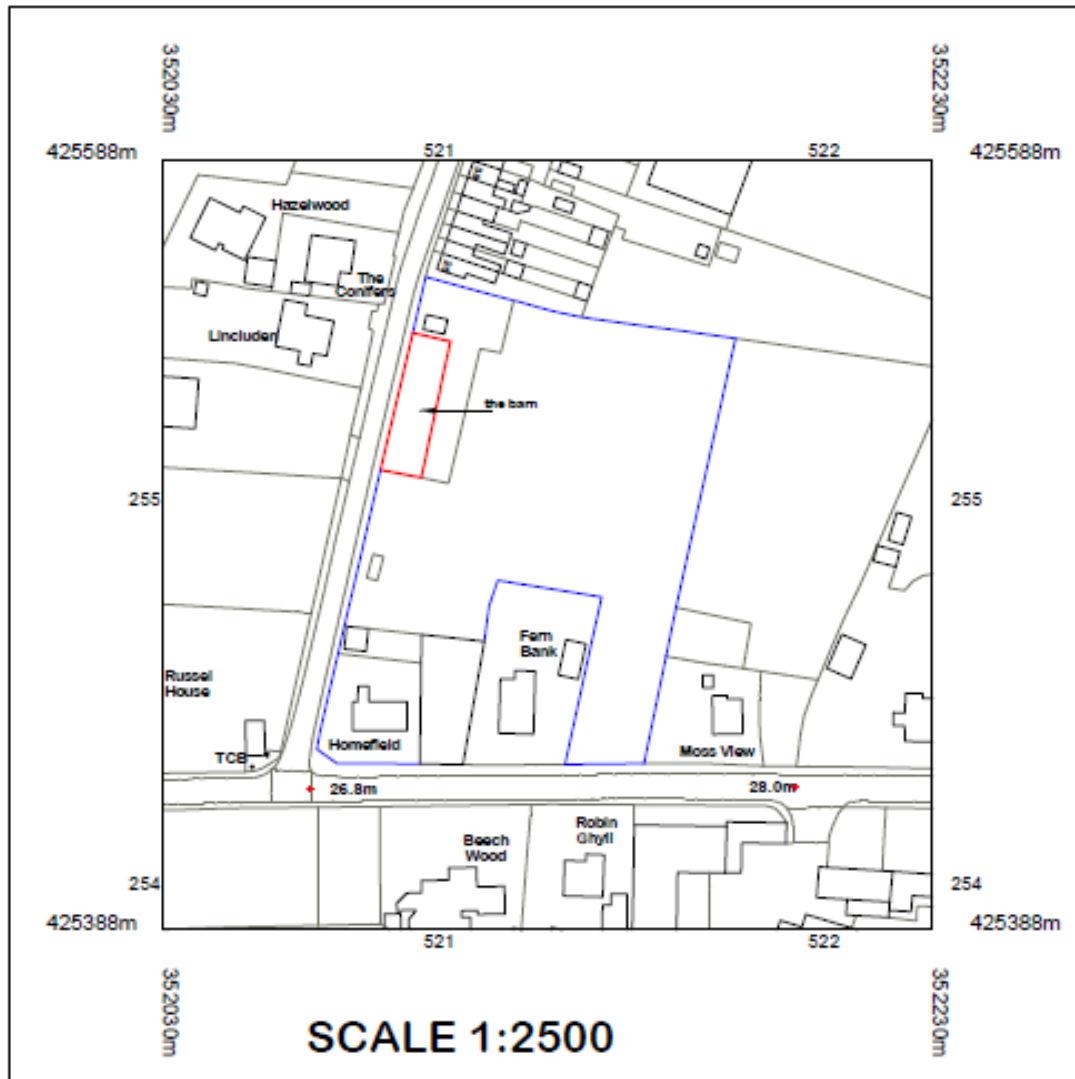
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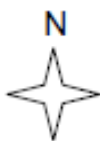
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Metres

**NEW GATE LANE
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PRESTON
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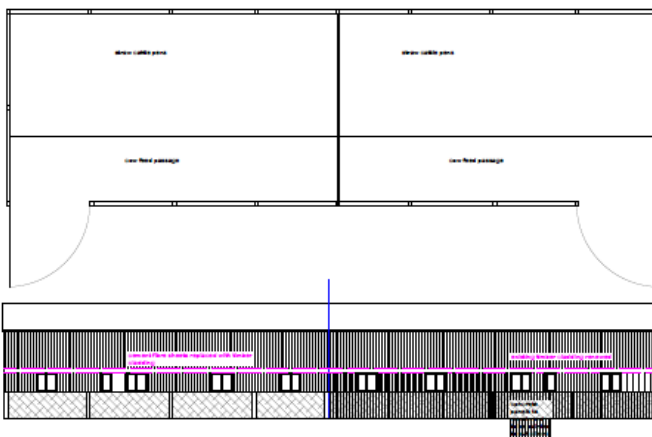
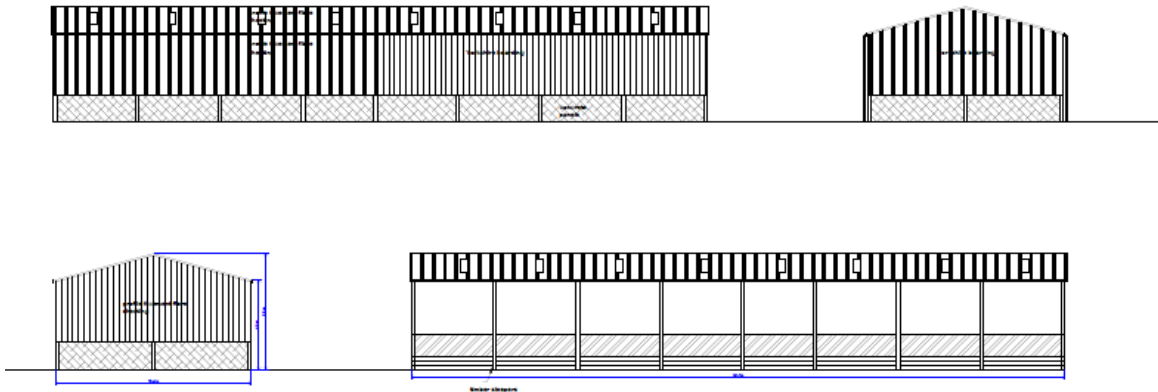
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Services:

Mains water and electricity are close by and available subject to application by the purchaser. Connection quotes can be requested from Electricity Northwest and United Utilities respectively.

Indicative Plans:

AS EXISTING



AS PROPOSED

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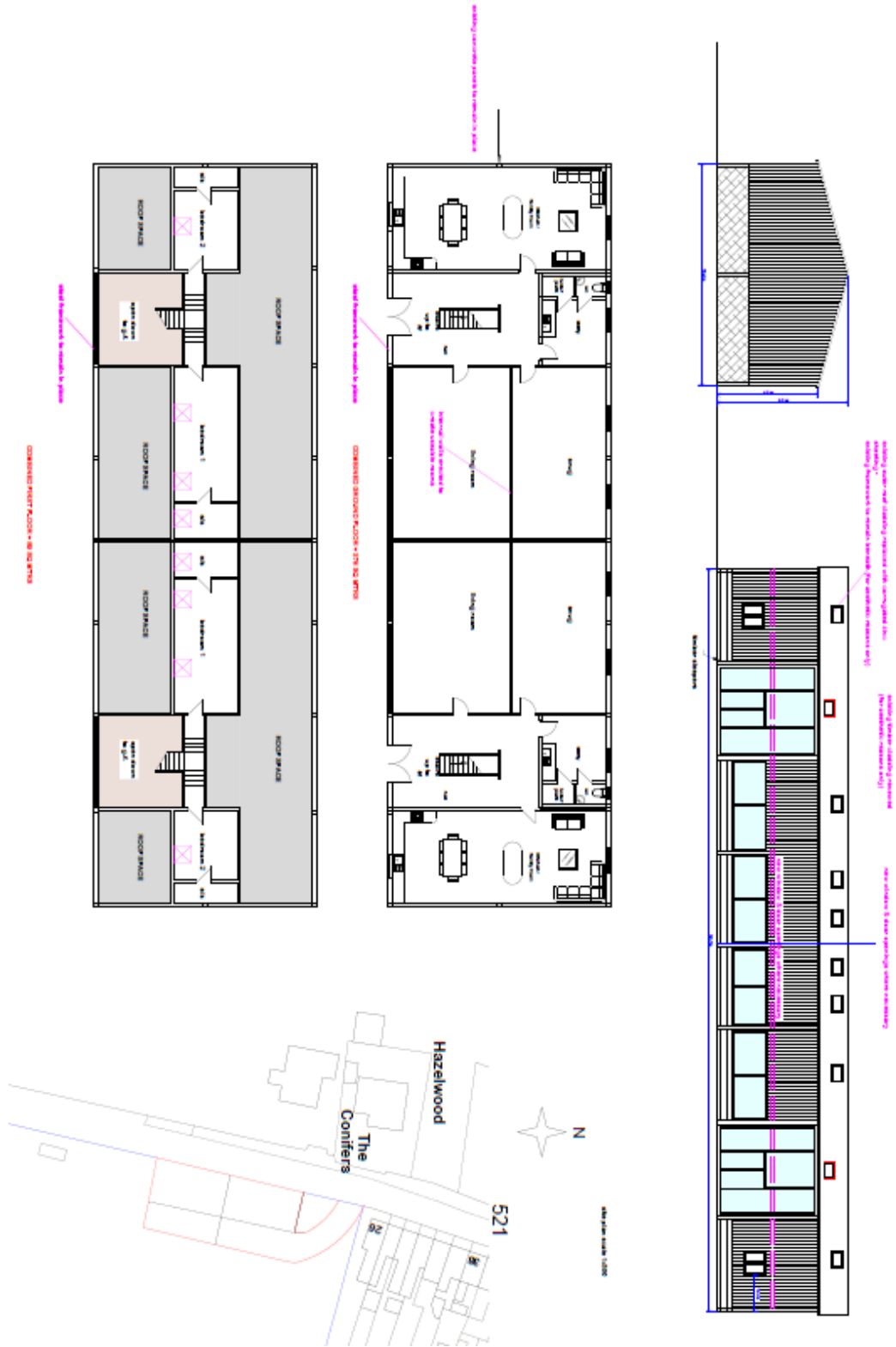
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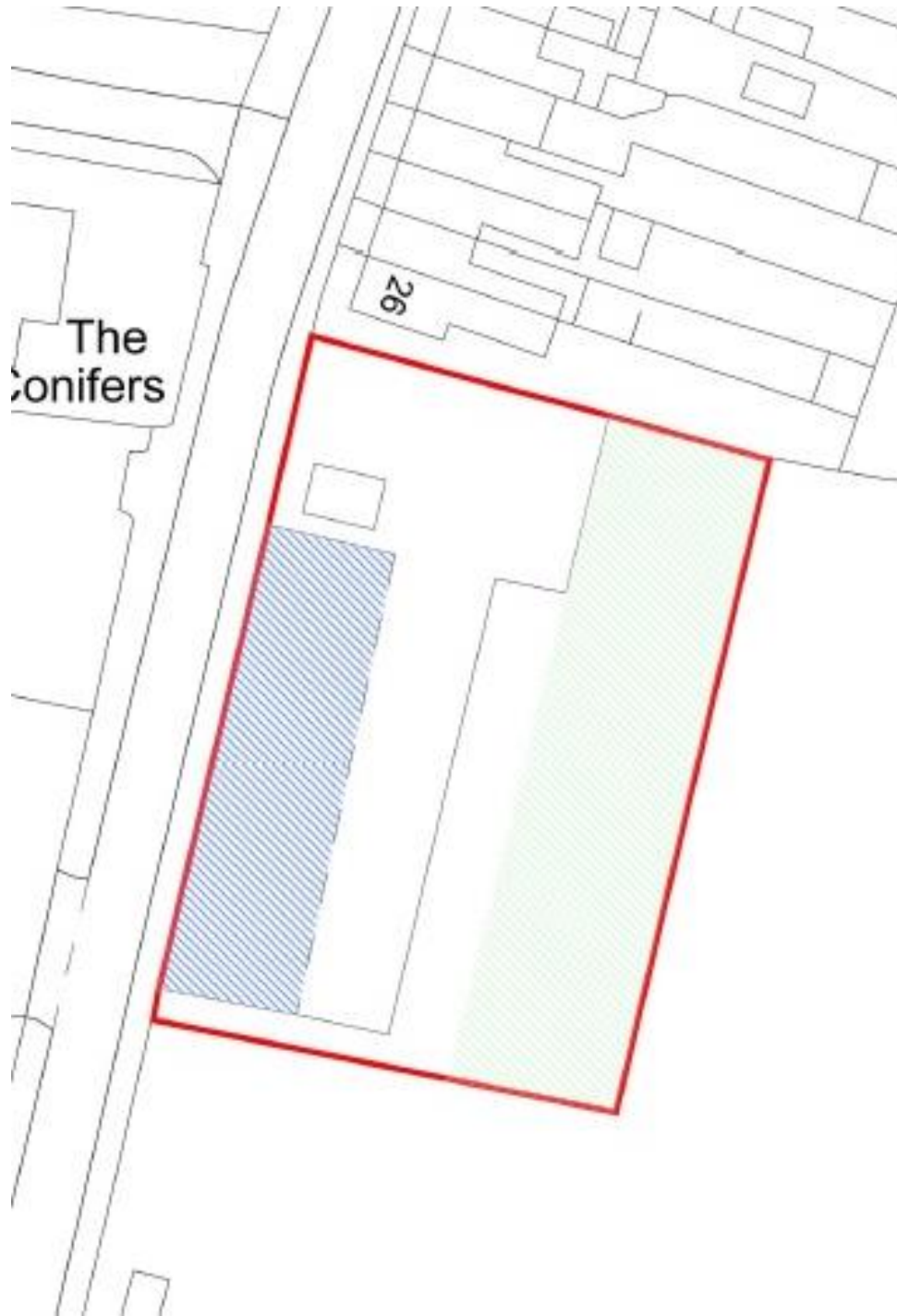
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Sale Plan (Not to scale)



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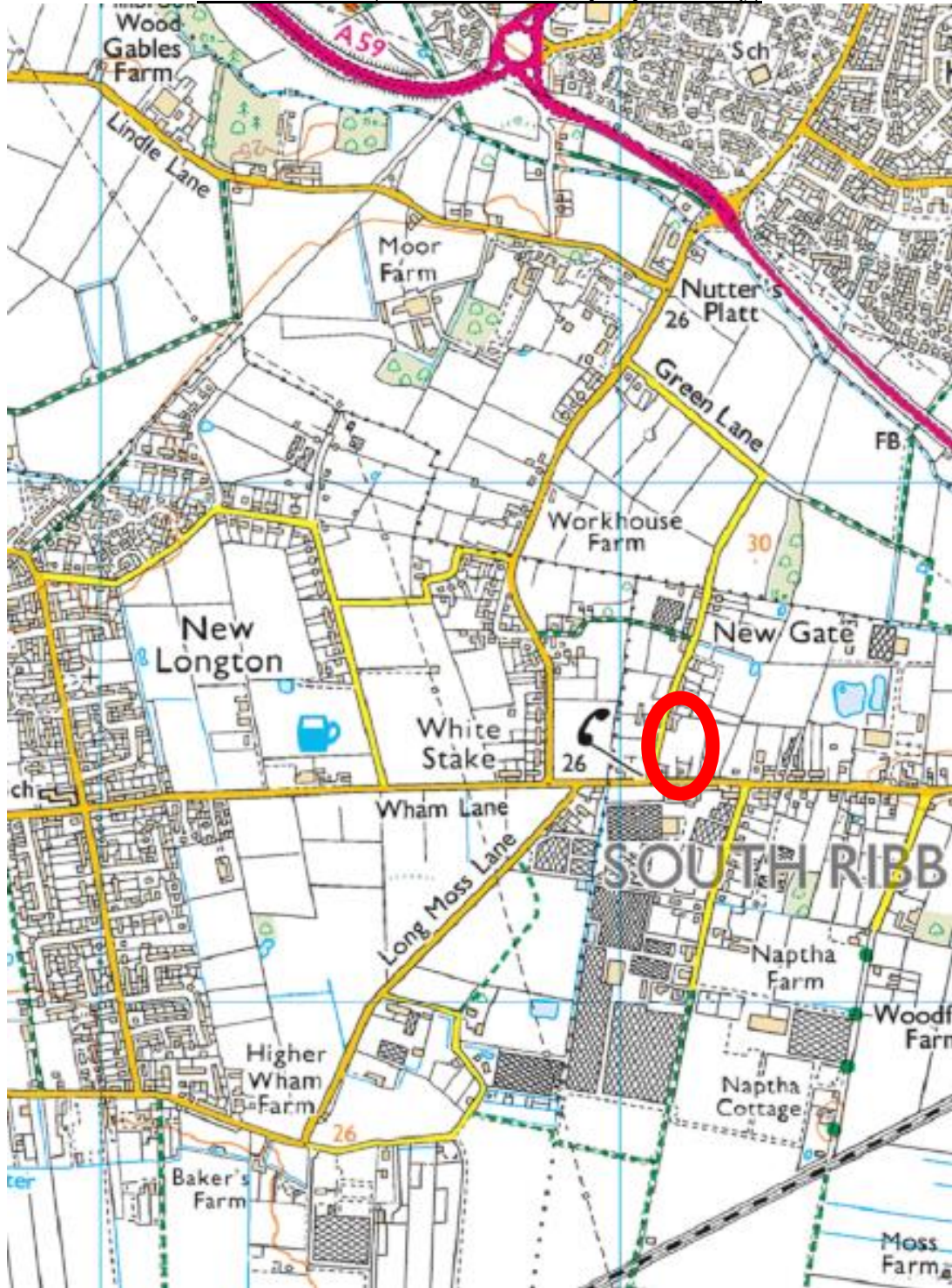
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Location Plan (for identification purposes only)



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Rights and Easements: The land is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines over or under the land, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or constructions in connection with such rights.

Sales particulars and plans: The plan and quantities are based upon the latest available editions of the Ordnance Survey as revised by the Selling Agents. Such plan and quantities and these particulars are believed to be correct but any error or omission or mis-statement shall not annul the sale nor entitle either party to compensation or in any circumstances give ground for any action at Law.

Disputes: Should any dispute arise before or after the date of completion between the Vendor and the Purchaser as to the interpretation of the particulars, or any matter whatsoever arising therefrom, or thereout, that matter in dispute shall be referred to the arbitration of RICHARD TURNER of Richard Turner & Son, Royal Oak Chambers, Main Street, Bentham, whose decision shall be final and binding on the parties in dispute.

Money Laundering Regulations: Under 'The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017' (SI 2017/692), brought into effect in June 2017, we are now required to undertake due diligence checks on prospective purchasers prior to any offer being accepted. Any prospective purchasers will be required to complete an Identification Verification Questionnaire (which will incorporate prescribed information (identification documentation etc.) and provide photographic identification (a current passport or driving licence) and proof of address (utility bill no older than three months or current council tax bill). The prospective purchaser will be required to agree to a search via Experian to be undertaken to verify the information provided (please note the Experian search will NOT involve a credit search).

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