

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803



GREEN END BARN, INGLETON

Price: REDUCED to £325,000 Region

Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate Band: D

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GREEN END BARN

High Street/Hawes Road, Ingleton, LA6 3AQ

An attractive stone built, slate roofed, 2 bedroomed character barn conversion cottage (converted 1989 out of part of the original old Green End Farm) with a detached garage and workshop having further development/extension potential, pleasantly situated on the village outer fringe enjoying fabulous long distance Southerly rural views.

N.B. Planning consent was granted for a kitchen extension in April 2001 and building works were commenced by construction of foundations but not completed.

VIEWING:

Accommodation Comprising: (Full gas central heating installed).

Ground Floor:

Dining Kitchen:

17'11 x 7'10 (5.46m x 2.39m) Porcelain sink unit and work surfaces with tiled splash backs. Free standing 5 burner gas oven range, stable style outside door, exposed beams and lintels, tiled floor, halogen down lighting, radiator.

Inner Hall:

6'7 x 4'3 (2.01m x 1.30m) Center light, outside door.

Lounge:

17'6 x 15' (5.33m x 4.57m) Stone built Inglenook fireplace with multi-fuel stove, open feature staircase, exposed beams, center light, wall lights, TV point.

First Floor:

Landing: 16'1 x 6'7 (4.90m x 2.01m) Exposed beam, mini halogen down lighting. Loft hatch. ***N.B. Loft boarded for storage and light fitted.*** Boiler cupboard housing gas combi boiler

Bedroom 1: 14'1 x 10'10 (4.29m x 3.30m) 2 windows, exposed beam, halogen down lighting, radiator.

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Outside:

Front: Pavement frontage.

Side: Vehicular access (subject to 2 x Neighbours' rights of way).

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Utilities:

Metered mains water, electricity, gas and drainage connected.

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.

Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

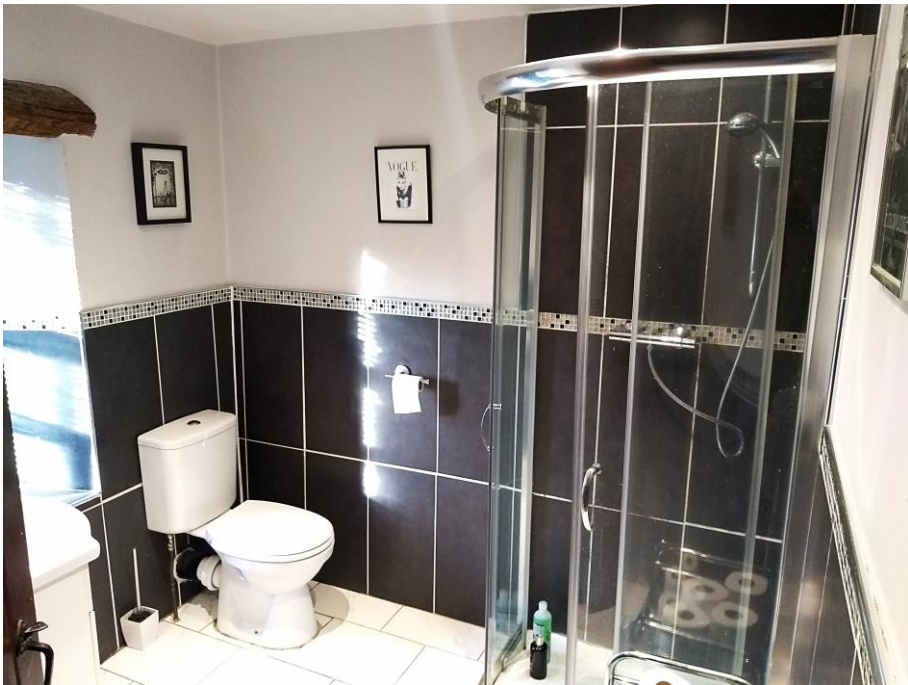
Through whom all offers and negotiations should be conducted.

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.



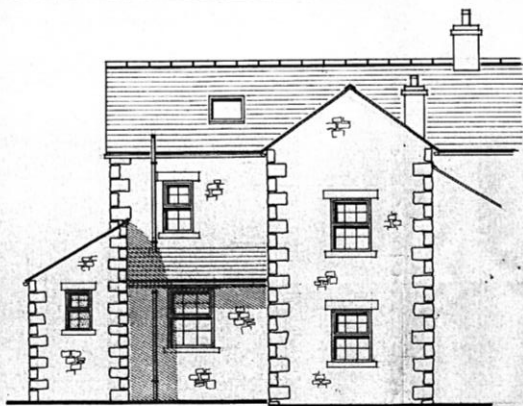




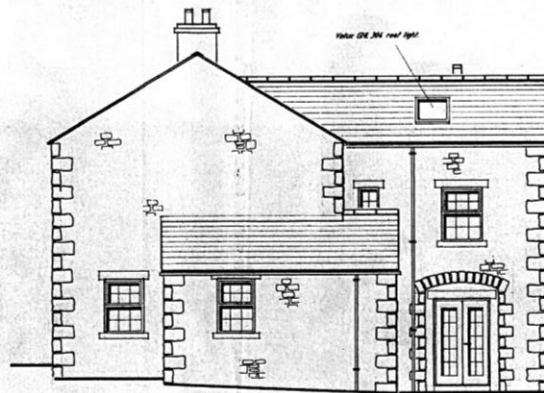
ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

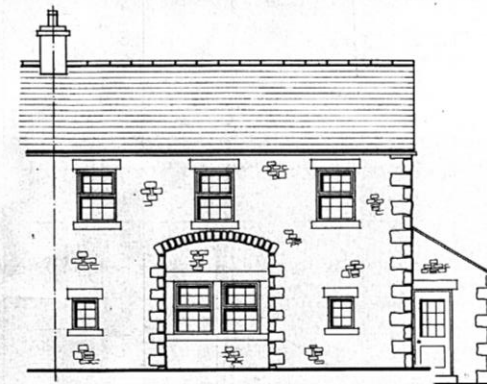
Proposed Plans As Per April 2001 Planning Approval



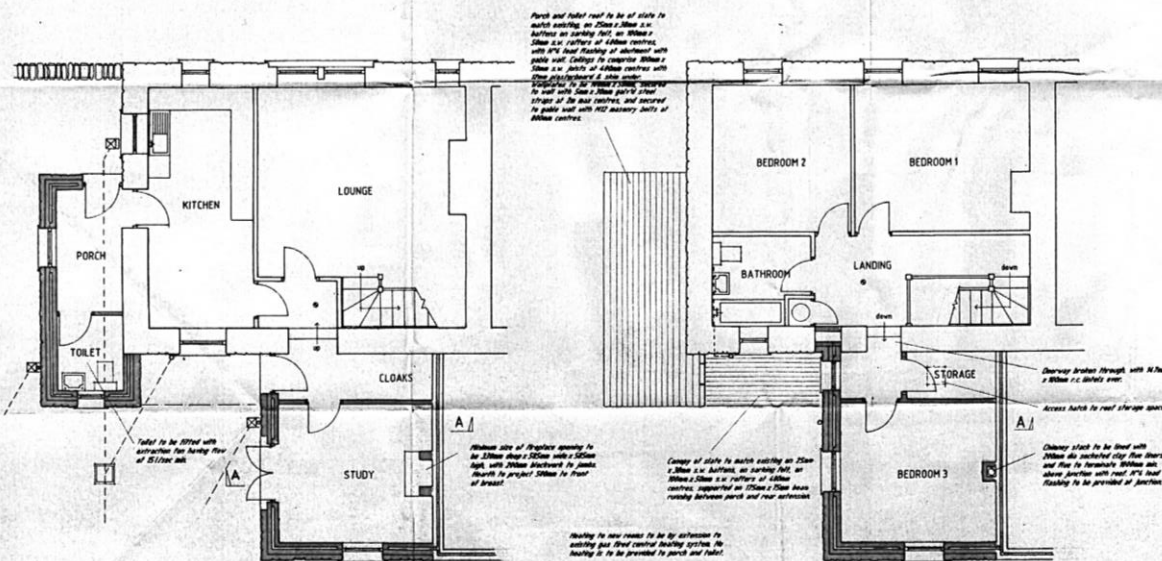
REAR ELEVATION



SIDE ELEVATION

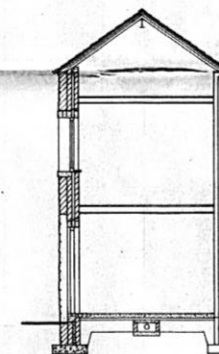


FRONT ELEVATION



GROUND FLOOR PLAN

FIRST FLOOR PLAN



SECTION - A - A



LOCATION PLAN

SCALE 1:1250

New roof to be of slate to match existing, on 25mm x 38mm x 4 rafters on sarking flat over 25mm x 25mm counter battens, with 40mm RUF insulation laid over 25mm x 25mm x 5 rafters at 400mm centres, and 40mm RUF insulation laid between rafters. Rafters to be supported by 150mm x 150mm RSJ structural ridge supported by new gable and by extension to existing rear wall, and by 150mm x 150mm wallplates fixed to walls with 30mm x 5mm perforated steel straps at 2m max centres. Valley to be lined with 15° lead.

New walls to be keyed to existing walls and to be of cavity construction comprising inner leaf of 100mm low density concrete blockwork with plaster and white finish, 20mm cavity with mineral wool cavity insulation inside, and outer leaf of 100mm concrete blockwork clad with local natural stone to match existing. Cavities to be closed off top floor and window openings to have 1/2 inch x 1/2 inch x 1/2 inch vents, with vertical DPC's to cavity cills, DPC trays over, and cavity insulation to sills and reveals.

Concrete strip foundations to be 750mm x 200mm with 750mm frost cover.

First floor and attic floor to be of 125mm 1 & 2 flooring grade chipboard panels on 50mm x 125mm s.w. joists at 400mm centres with herringbone shuffling at mid span, and 125mm plasterboard and skim ceilings under.

Ground floors to be of 150mm concrete, laid over 100mm of cavity wall, with A252 steel mesh reinforcement round perimeter (200mm x 200mm x 2mm dia.) Mesh to have 25mm min. cover. Installation under to be 150mm HIF floor installing, an 150mm Vaporspand (V) membrane continuous with existing wall DPC, and carried through new cavity wall, with 50 mm trap over, all on 150mm min. well-compacted hardcore with 25mm sand bedding over.

Central Radiator collection: pump to be 600mm square comprising three courses of honeycomb brickwork with 150mm concrete flag over, and

All new windows to be double glazed units in stained timber frames to match existing, with opening lights draught striped, and trickle vents fitted. To give 800mm2 double ventilation per room.

How external doors to be draught stopped and any glazing to be in toughened or laminated glass.

Mains operated smoke alarms to be fitted to hall and landing interlinked on separately fused circuit.

S/SI drainage to comprise 100mm A/P gutters and 45mm n.e. pipes leading via h/g gulleys and 100mm uPVC drains to existing s.w. drains or to soakaways sited 5m min from buildings.

1. New toilet to have 180mm waste pipe to M.C. and 12mm waste pipe to hand basin, connected to existing foot drain. Foot drain running under new building to be clad in 150mm concrete, and where passing

through walls, stairs to be provided over. Bathroom soil and vent pipe to be installed on rear of building and connected to existing drain, with inspection chamber at junction. Ridding access to be provided to all sections.

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PROPOSED EXTENSIONS TO GREENENDS BARN

HIGH ST., INGLETON

FOR MR M. REDHEAD
14 FEB 2001
Reading 6 22 00 00 00 00

SCALE 1:50

R.G. Wood, Silverdale, May 2000R

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26





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