RTS Richard Turner & Son AUCTIONEERS, VALUERS & ESTATE AGENTS Est 1803



BARN WITH PLANNING PERMISSION FOR CONVERSION INTO A **DWELLING HOUSE SET IN CIRCA 2 ACRES LAND**

Circa 4.94 Acres Additional Land available by Separate Negotiation **Union Cottages, Lancaster Road,** Pilling, Preston, PR3 6SR

> Price: Lot 1: Barn Set in Circa 2.0 Acres £400,000 Region Lot 2: Circa 4.94 Acres Land Offers Invited

Viewing: By prior appointment through Richard Turner & Son Bentham Office.

Comprising a modern steel portal framed agricultural building extending to 421 m sq internally with Detailed Planning Permission for conversion into a generous sized 3/4 bedroomed dwelling house featuring a large open plan living area/kitchen and three further reception rooms etc. (however this proposed layout could possibly be changed by the purchaser to personal requirements) being set in circa 2 acres or thereabouts of curtilage and excellent level pastureland in a lovely open rural location conveniently just 2 miles from the Fylde Coastal village of Pilling.

A further 4.94 acres or thereabouts of excellent adjoining land is also available by separate negotiation.

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

Services:

The purchaser will be responsible for the installation of a suitable packaged sewage treatment system for the development.

Mains electricity and mains water available subject to application by the purchaser.

Architects:

Graham Anthony Associates. 2 Croston Villa, High Street, Garstang, Preston, PR3 1EA.

Tel: 01995 604 514.

Planning Consent:

Attached.

Tenure:

Freehold with vacant possession upon completion.

Solicitors:

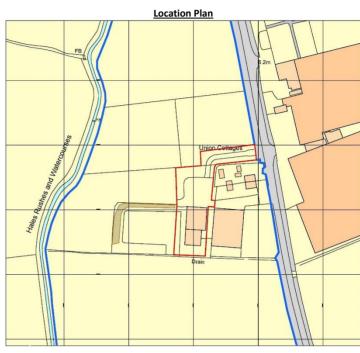
To be confirmed.

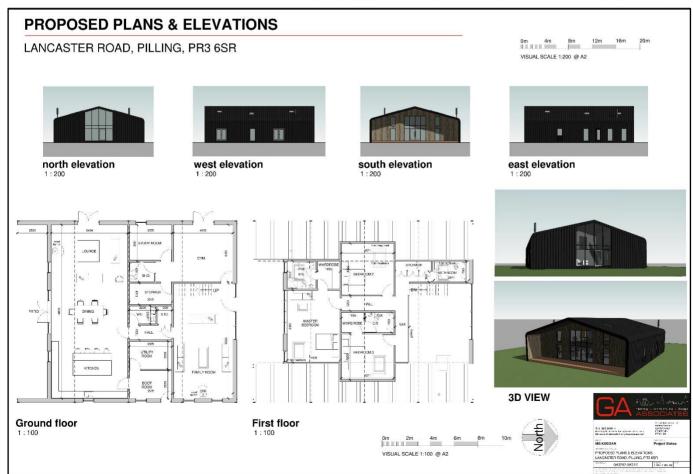
Agents:

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.





Copy Planning Permission



PLANNING PERMISSION
Town and Country Planning Act 1990
Applicant:

Graham Anthony Associates Mr Jake Salisbury 2 Croston Villa High street Garstang Preston PR3 1EA

Application Number: 21/00311/FUL
Proposal: Conversion of existing agricultural building into a dwelling house
Location: Union Cottages 2 Lancaster Road Pilling Preston Lancashire

Wyre Borough Council (the Local Planning Authority) gives notice of its decision to grant planning permission for the above proposal, subject to conditions stated below:

The development must be begun before the expiration of three years beginning with the date of this permission.

Reason: This condition is 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.

The development shall be carried out, except where modified by the conditions to this
permission, in accordance with the Planning Application received by the Local Planning
Authority on 04.03.2021 including the following plans/documents:

Site Location Plan - GA3202-LP-01A Proposed Site Plan - GA3202-PSP-01A Proposed Plans and Elevations - GA3202-SK01D

The development shall be retained hereafter in accordance with this detail

Reason: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.

3. Prior to the commencement of development a drainage scheme, which shall detail measures for the attenuation and the disposal of foul and surface waters, together with details of existing and proposed ground and finished floor levels to achieve the drainage scheme and any flood risk mitigation deemed necessary, shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be in accordance with the hierarchy of drainage options outlined in Policy CDMP2 of the Adopted Local Plan 2011-31 or

Notwithstanding the provisions of Part 2. Class A of Schedule 2 of the Town and Country, Planning (General Permitted Development) (England) Order 2015 (or any Order revoking enacting that Order with or without modification) no new fences, wells, railings, or other mo of enclosure shall be constructed/erected other than those hereby approved, unless expre planning permission is granted.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 7 years of planting, any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives this written consent to any variation.

Reason: To ensure the site is satisfactorily landscaped in the interests of visual amenity and ecology in accordance with Policies CDMP3 and CDMP4 of the Wyre Local Plan (2011-31) and to ensure compliance with the Wildlife and Countysed Act 1981 and section 15 of the National Planning Policy Framework. The details are required to be approved prior to commencement of development to ensure landscaping is implemented at an appropriate time during the development.

6. No development shall be commenced until details of the materials to be used in the construction of the external surfaces of the dwelling (including the external walls, roof, and windows) have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.

Reason: To safeguard the visual amenities of the locality and in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

To Prior to first occupation of the dwelling hereby approved, a scheme for the provision of a home-owner information pack highlighting the sensitivity of Morecambe Bay (a European protected nature conservation step) to recreational disturbance shall be submitted to and agreed in writing by the Local Planning Authority. The scheme details shall include the content of the home-owner information pack which must explain the conservation value of Morecambe Bay, the potential impacts that can arise from residential development and explain the responsible behaviours that would be required from residents to avoid undue ecological impact, as well as a methodology for the distribution of the home-owner pack to future home owners including upon residential explain the responsible behaviours that result as services are sensitively resident to the processing the

Reason: In order to safeguard biodiversity from the recreational disturbance effects of residential development in close proximity to Morecambe Bay, in accordance with the of Policy CDMP4 of the Wyre Local Plan 2011-31.

8. A watching brief shall be undertaken during the course of the development works. The watching brief shall be undertaken by a suitably qualified person, with any significant contamination discovered reported immediately to the Local Planning Authority. The findings of the watching brief shall be reported in witting and submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development.

Reason: In order to safeguard human health and the environment against potential contamination and in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) prepared by Graham Anthony Associates (ref: GA3202) (received 04.03.2021) and the mitigation measures detailed within the FRA.

The Local Planning Authority has had regard to the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and has met the requirement of paragraph 36 of the National Planning Policy Framework to work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area by working with applicants to find solutions to any problems that have arisen in this planning application details of which are expanded upon in the officers report.

Thous Show David Thow Head of Planning Services

Please read the notes attached to this notice with great care. They will help you to understand this decision, your rights and other things you may have to do.

Civic Centre, Breck Road, Poulton-le-Fylde, Lancashire FY6 7PU Web: wyre.gov.uk | Email: mailroom@wyre.gov.uk | Tel/text: 01253 891000 /wyrecouncil ₩@wyrecouncil

any equivalent policy in an adopted Local Plan that replicates the existing Local Plan, with evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates to be submitted. For the avoidance of doubt, surface water must crain separate from the foul and unless otherwise agreed in writing by the Local Pflanning Authority, no surface water shall discharge to the public severage system either directly or indirectly.

No part of the development shall be occupied or brought into first use until the drialage works and levels have been completed in accordance with the approved scheme. Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

Reason To promote sustainable development using appropriate drainage systems, ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health; to prevent an under increase in surface water run-off to reduce the risk of flooding and in the interests of visual and residential amenity in accordance with policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework. The condition is required to be approved prior to commencement of development to ensure that full details are provided, that have not been forthcoming with the application ensure that full details are provided, that have not been forthcoming with the application ensure that full details are provided, that have not been forthcoming with the application ensure that full ordinal provided in that specific area taking into consideration land conditions and providing to existing services and to ensure that any proposed raising of levels can be assessed.

- 4. Prior to the commencement of development a Landscape and Habitat Creation and Management Scheme, including a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall identify the opportunities for biodiversity enhancement on site including (but not limited to):
- Native tree and shrub planting

The Landscape and Habitat Creation and Management Scheme shall be carried out in accordance with the approved details.

Reason: Such a scheme was not submitted with the application but is necessary to secure opportunities for the enhancement of the nature conservation value of the site in the interecology and biodiversity in accordance with the Wildlife and Countryside Act 1981, Policy CDMP4 of the Wyre Local Plan (2011-31) and section 15 of the National Planning Policy

5. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include, areas of soft landscaping (including any retailmed trees, hedgerows and other planting and any replanted or transplanted hedgerows), hard surfaced areas and materials, boundary treatments, planting plans specifications and schedules (including plant size, species and rumber/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services.

The landscaping works shall be carried out in accordance with the approved details prior to first occupation or first use of any part of the development or otherwise in accordance with a programme agreed in writing by the Local Planning Authority and shall thereafter be retained and maintained.

The mitigation measures shall be fully implemented prior to first occupation of the development or subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be approved in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy CDMP2 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

10. The dwelling hereby approved shall not be first occupied until the parking / turning area(s) shown on the approved plan GASQ22FSP-01A (received 03.09.2021) has been laid out, surfaced and dramed. The parking / turning area(s) shall thereafter be retained and dramed and dramed or the parking and insoccuring of the parking and insoccuring of vehicles without express planning consent from the local planning authority first being obtained.

Reason: To ensure that adequate off road parking is provided and retained to serve the development in the interests of highway safety and in accordance with the provisions of Policy CDMP6 of the Wyre Local Plan (2011-31).

11. Notwithstanding the provisions of Part 1 (Classes A-G) and Part 2 (Class A) of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), the dwelling hereby approved shall not be altered or extended, nor shall any building, structure or enclosure be erected within the curtilage of the dwelling(s), without express planning permission being granted.

Reason: To ensure that the Local Planning Authority have control over any future development of the dwelling(s) in the interests of preserving the character and amenity of the area in accordance with Policies SP4 and COMP3 of the Wyre Local Plan (2011-31).

12. No demolition works, tree felling, tree works or works to hedgerows shall take place during the optimum period for bird nesting (March to August inclusive) unless a report, undertaken by a suitably qualified persor immediately prior to any clearance, has been submitted to and approved in writing by the Local Planning Authority, demonstrating that nesting / breeding litris have been shown to be absent.

Reason: To protect and prevent unnecessary disturbance of nesting birds in accordance with the provisions of the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework

13. An electric vehicle recharging (EVCP) scheme shall be submitted for the developmenhereby approved, unless it is demonstrated that such provision of EVCP is not practical or to other identified site constraints. The develling shall not be occupied until the electric vehic recharging point has been provided for the dwelling, and such electric vehicle recharging postable maintained and retained for that purpose thereafter.

Reason: To ensure the provision of appropriate on-site mitigation to compensate for the impact on air quality caused by the development in the surrounding area in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

This permission relates only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

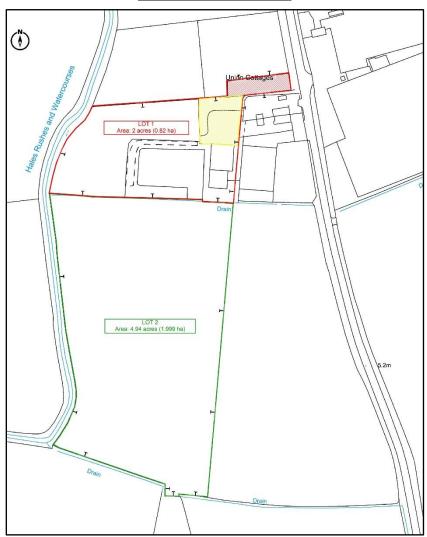


Special Conditions:

- 1. The vendor grants the purchaser a full right of way for all purposes over the red hatched area shown on the boundary plan (subject to entering into a shared maintenance agreement).
- 2. The vendor reserves a full right of way for all purposes over the yellow hatched area for the benefit of the vendors retained property.

The yellow hatched area is to be subject to a No Build and No Parking covenant. (The area will be used by the vendor for general maintenance purposes of the vendors (or successors in title) retained property).

Promap Boundary Plan



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.

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