

**Two Exclusive Building Plots with Detailed Planning Permission for
2 X Spacious 3 Bed Detached Dwellings with Integral Garages**

Offered For Sale together or separately



Green Head

**West End Lane, (Off Cross Lane/Greenfoot Lane),
Lower Bentham, Nr Lancaster, LA2 7ES**

Price: £100,000 Region per plot

Viewing: At any reasonable daylight hour upon production of a set of these descriptive sales particulars.

The land is located alongside a small accommodation lane on the North Westerly fringe of the popular rural village of Low Bentham and comprises two excellent adjoining building plots with Detailed Planning Permission to erect a pair of exclusive detached dwellings boasting spacious 3 bedroomed accommodation with 4th bed potential (*extending to circa 161m² overall internal floor area*) incorporating an impressive open plan dining kitchen annexed to a lovely living area with glazed panels and patio doors to maximise natural light, separate utility room, study, cloakroom and integral garage to the ground floor and 3 generous sized double bedrooms incorporating master bed en-suite, walk in dressing room and family bathroom to the first floor. Externally each property will enjoy a south facing paved terrace and landscape gardens incorporating attractive mature wooded areas and a small natural stream.

(Please note this site has previously held detailed planning approval for a single large detached dwelling with integral garage)

Lancaster and the M6 14 miles, Kirkby Lonsdale 9 miles, Kendal and the Lakes 18 miles,
Settle and the Yorkshire Dales National Park 13 miles approx.

N/B. A material start to the development has been formally registered by Craven District Council in August 2020.

Installation quotes for mains gas, electricity and water and supply and installation of a Tricel 24 pop shared private treatment plant drainage system have been obtained and details are available upon request (overall quotes circa £21,000 excluding VAT).

Please note Craven District Council planning conditions stipulate works to be carried out to the access lane end to bring the access up to highway adoption standard; necessary rights and easements will be granted by the vendor and a quotation has been obtained for widening the existing access and creating a footpath as necessary and details will be made available upon request. (Quote circa £22,000 excluding VAT).

Services and Planning Conditions:

All services to be installed at the purchasers own expense and all planning conditions to be met by the purchaser/s.

Architects Plans:

Full size scale architects plans available for inspection at Richard Turner & Son's Bentham Office.

Tenure:

Freehold with vacant possession upon completion.

Solicitors:

Oglethorpe, Sturton & Gillibrand, 17 Main Street, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2AQ. Tel: 015242 71388.

Agents:

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

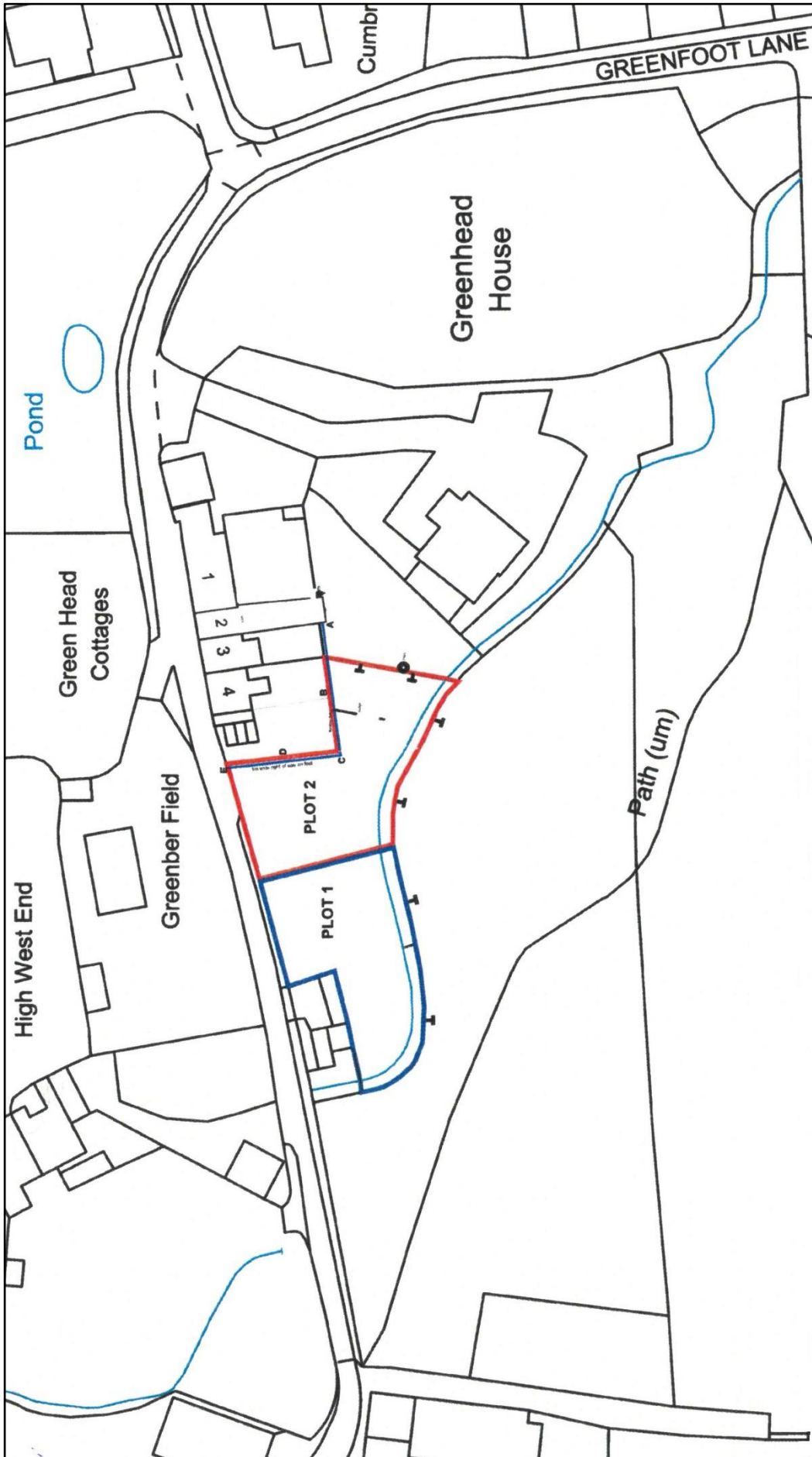
Craven District Council Planning Permission Link:

Press the control key on your keyboard and click the link below, this will direct you to the Craven District Council website; enter the application number :-2017/18616/FUL to view full details.

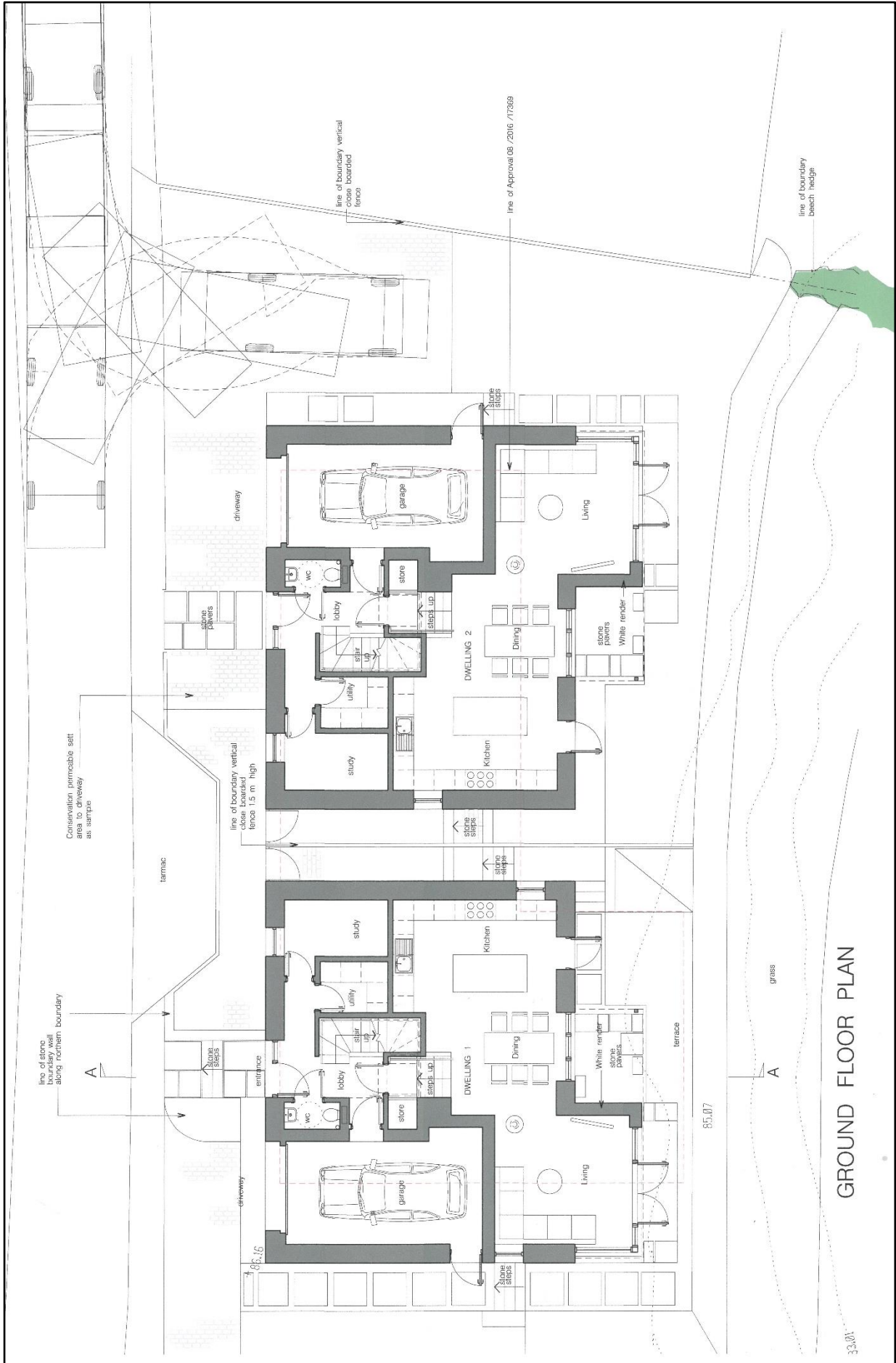
<https://publicaccess.cravencd.gov.uk/online-applications>



Boundary Plan



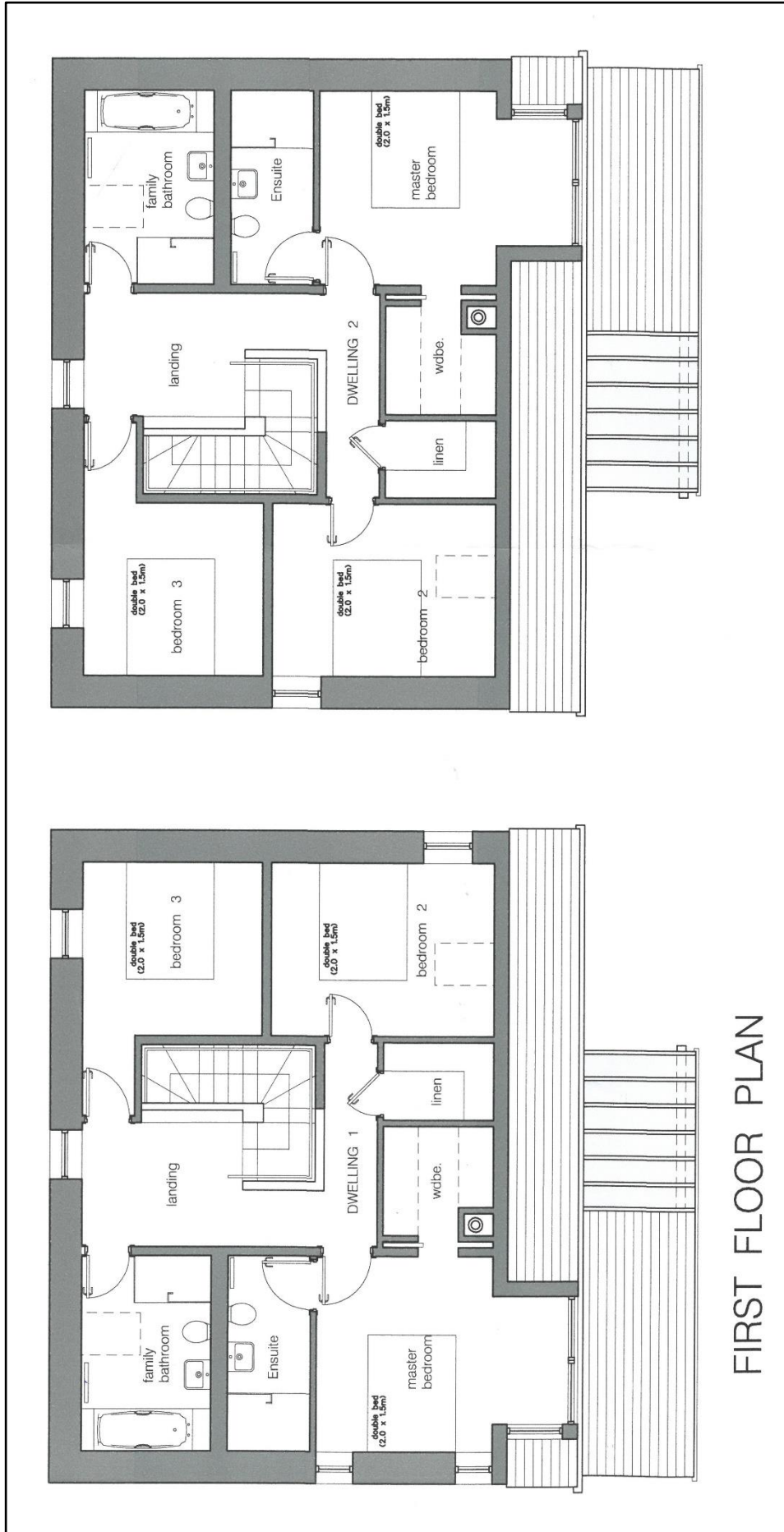
Ground Floor Plan



GROUND FLOOR PLAN

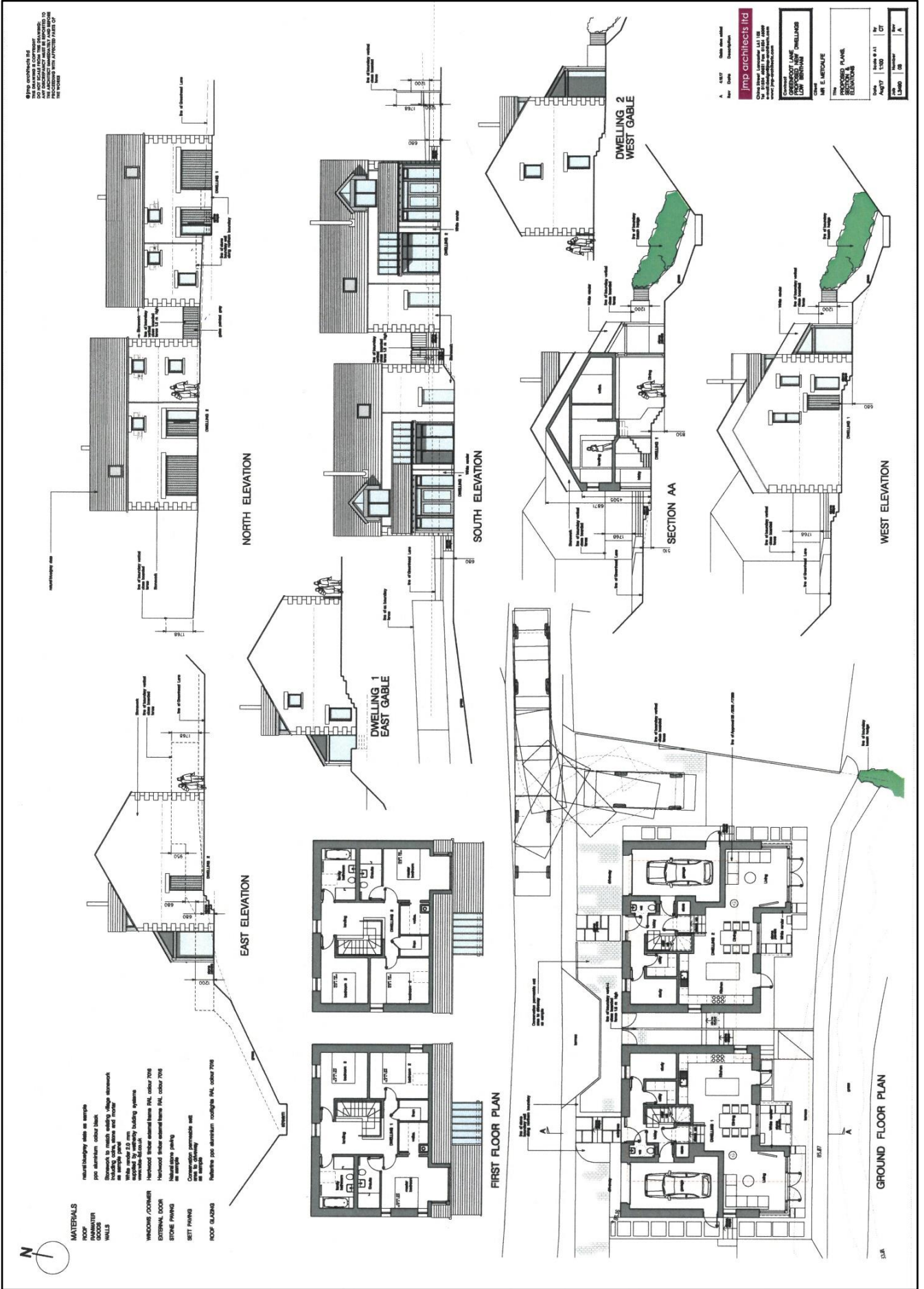
33.01

First Floor Plan



FIRST FLOOR PLAN

Floor Plans & Elevations



© jmp architects ltd
 This drawing is copyright
 jmp architects ltd. All rights reserved.
 Any reproduction or use of this drawing
 without the written permission of
 jmp architects ltd is prohibited.

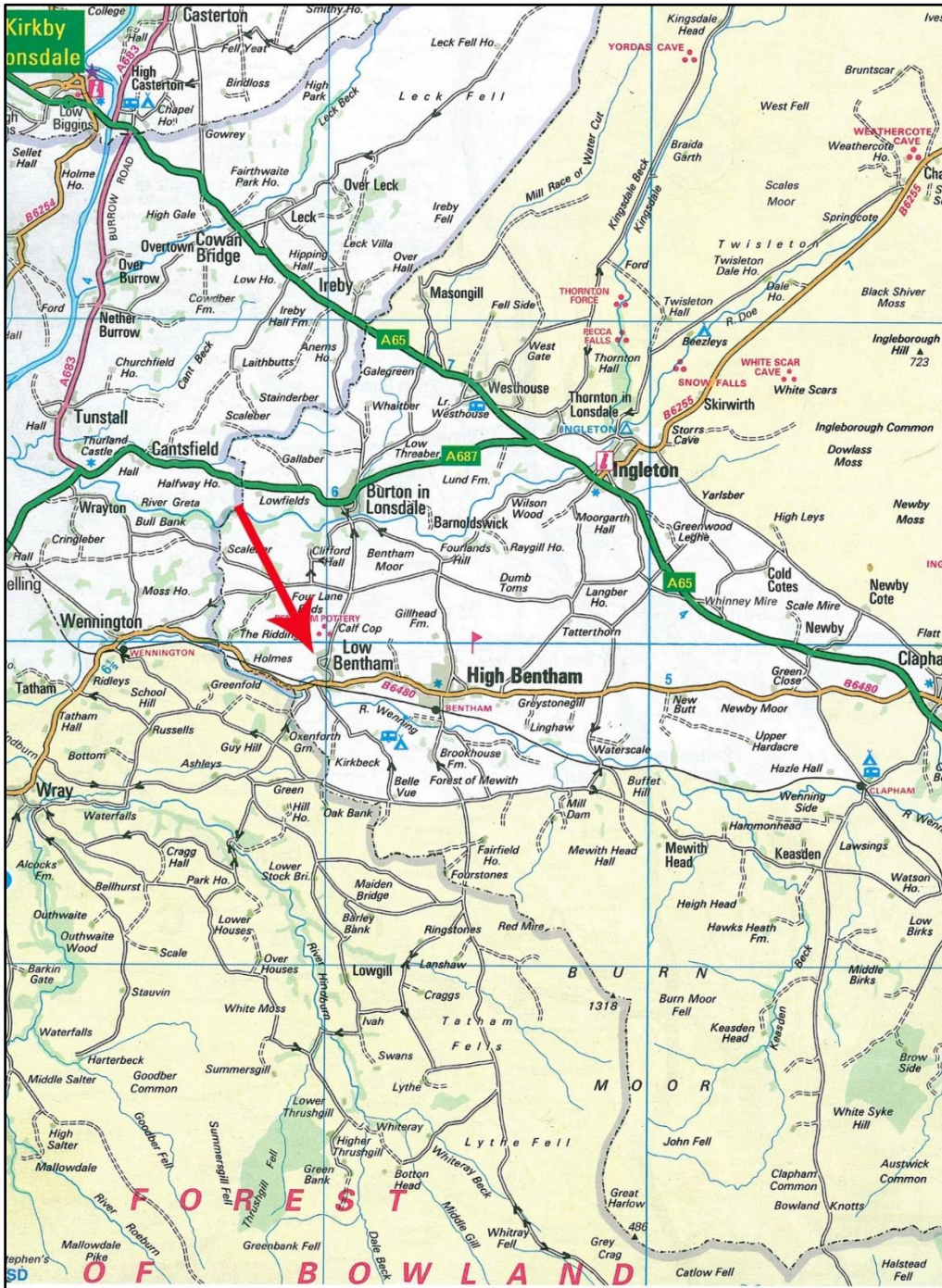
- MATERIALS**
- ROOF: slate
 - WALLS: stone
 - WINDOWS: timber
 - DOORS: stone
 - WALLS: stone
- FINISHES**
- INTERIOR: plaster
 - EXTERNAL: stone
 - FLOORING: stone
 - PAINTING: stone
 - ROOF GLAZING: stone

<p>jmp architects ltd 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100</p>	
Client	Mr. J. W. W. W.
Project Name	PROPOSED NEW DWELLINGS
Site	15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
Scale	1:100
Date	15/07/2023
Drawn	J.A.
Checked	J.A.
Project No.	15/07/2023
Sheet No.	15/07/2023
Scale	1:100
Date	15/07/2023
Drawn	J.A.
Checked	J.A.

Architects Site Plan



Location Plan



NB: DISCLOSURE OF PERSONAL INTEREST:

In accordance with Section 21 of the 1979 Estate Agents Act and Section 21(1) 1991 No 1032 Act 2(a) and Schedule 1 of the 1991 Property Misdescriptions Act we hereby disclose that the vendor of this property is an employee of Richard Turner & Son.

Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
T: 01200 441351
F: 01200 441666
E: sawley@rturmer.co.uk

Royal Oak Chambers, Main Street,
BENTHAM LA2 7HF
T: 015242 61444
F: 015242 62463
E: bentham@rturmer.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
F: 015395 66801
E: mailto:kendal@rturmer.co.uk



MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.