

# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

BARN WITH PLANNING PERMISSION

## GREENFOLD FARM BARN, WENNINGTON

Price: OFFERS INVITED OVER £175,000



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](mailto:property@rtturner.co.uk) W: [www.rturner.co.uk](http://www.rturner.co.uk)



# Greenfold Farm Barn, Old Moor Road, Wennington, Nr Lancaster, LA2 8PG

Comprising a detached stone barn (*being former 18<sup>th</sup> Century mineworker's cottages*) having Detailed Planning Permission for conversion into an attractive 2 bedroomed dwelling (*3<sup>rd</sup> bedroom potential*) in a fabulous rural location with lovely views in the Forest of Bowland Area of Outstanding Natural Beauty on the edge of a former farmstead.

**Wennington and Railway Station (Leeds/Carnforth Line) 2 miles, Bentham 3 miles, Lancaster and M6 13 miles approx.**

*Please note the Original Planning Decision was dated 6<sup>th</sup> April 2018 for "change of use of agricultural barn to dwelling (C3) and change of use of agricultural land to form domestic curtilage"; submission of reserved details of the Planning Condition was accepted by Lancaster City Council on 30<sup>th</sup> March 2021 and subsequently installation of a package sewage treatment plant was carried out at that time as a material start to the development and the Archaeological Building Survey report obtained (copy report available upon request).*

**VIEWING: By appointment through Richard Turner & Son Bentham Office.**

## Utilities:

Mains water and electricity available subject to application by the purchaser (*copy Electricity Connection quotes available upon request*).

Private package sewage treatment plant already installed.

## Planning Permission:

Lancaster City Council Planning Permission and Reserved Matters:-

<https://planning.lancaster.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&keyVal=P08RP0IZIR600&previousCaseNumber=001G06IZBU000&previousCaseUpn=100012623832&activeTab=summary&previousKeyVal=001JH7IZLI000>

## Solicitors:

TBC

## Network / Broadband:

**"B4RN" Hyperfast Broadband cable already installed to the property.**

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.





Above Picture Taken 2021



Views



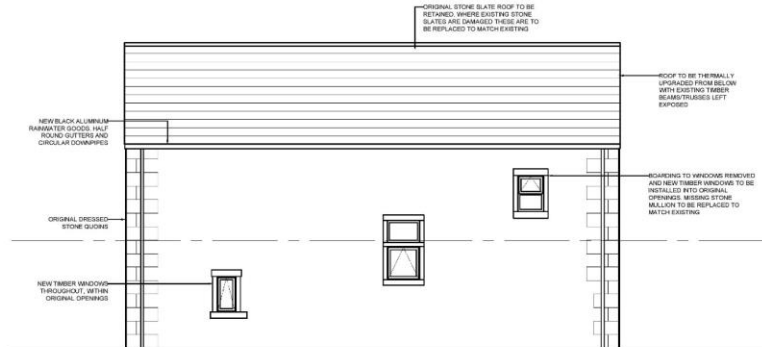
Views



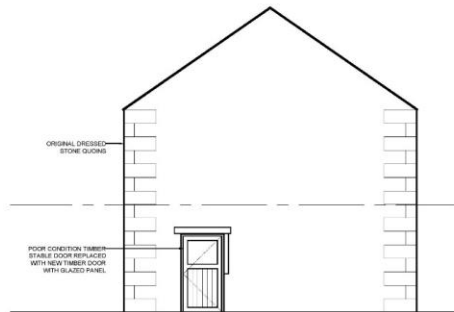
# PROPOSED ELEVATIONS



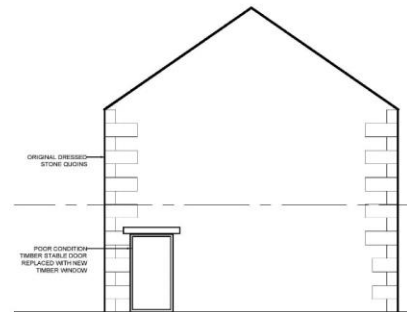
PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

## NOTES

- All dimensions are to be checked on site.
- Any discrepancies are to be reported to the Shaw & Jagger Architects Ltd with supporting evidence.
- The drawing shall not be used to construct any structure without the written consent of Shaw & Jagger Architects Ltd.
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REV	DATE	DRAWN	CHECKED
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D 12/1/18 SP EJ

DRAWING UPDATED FOLLOWING COMMENTS FROM CONSERVATION OFFICER NOTING PROPOSED MATERIALS AND SCOPE OF WORKS. DRAWING NUMBER CORRECTED

REV	DATE	DRAWN	CHECKED
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C 21/1/17 SP EJ

ELEVATIONS UPDATED TO SUIT REVISED FLOOR PLANS FOLLOWING RECEIPT OF HERITAGE STATEMENT

REV	DATE	DRAWN	CHECKED
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B 21/1/17 SP EJ

ROOF LIGHT ADDED TO EAST ELEVATION

REV	DATE	DRAWN	CHECKED
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A 21/1/18 SP EJ

PREFERRED CLIENT OPTION 2 PUT FORWARD

DRAWING STAGE PLANNING

DRAWING STATUS FOR APPROVAL

CLIENT MR D LUND GREENFOLD FARM OLD MOOR ROAD, TATHAM

PROJECT CONVERSION OF EXISTING BARN TO ANNEXE

DRAWING TITLE PROPOSED ELEVATIONS

DATE AUG '16 DRAWN SP

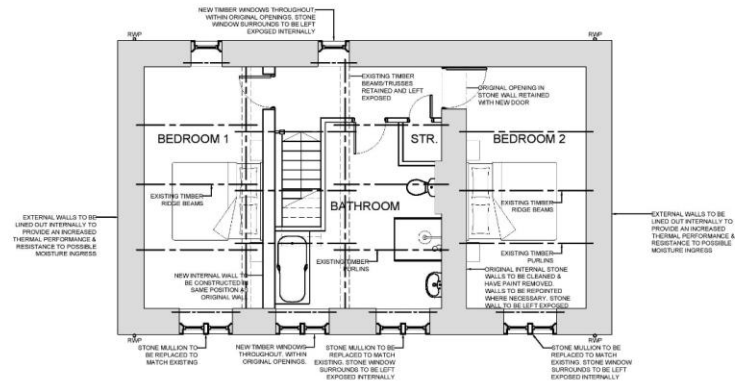
SCALE 1:100 @ A3 CHECKED EJ

**SHAW & JAGGER**  
ARCHITECTS

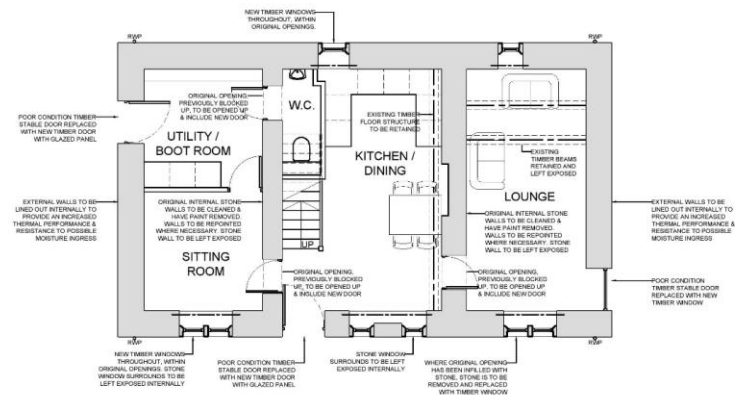
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YO1 1AW  
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info@shawandjagger.com  
www.shawandjagger.com

212/01 (02)009 D

## PROPOSED FLOOR PLANS



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

- ## NOTES
- All dimensions and levels are to be checked on site.
  - Any discrepancies are to be reported to the Surveyor & Jagger Architects Ltd before any work commences.
  - The drawing shall not be used to construct any dimensions without to agreed dimension only.
  - The drawing shall not be manufactured without express written permission from Jagger & Jagger Architects Ltd.
  - The copyright drawings and computer files/instructions are produced using all trademarked embossers. Surveyor & Jagger Architects Ltd cannot be responsible for the accuracy or lack of discrepancy of these plans issued as is, from.

rev	date	drawn	checked
D	12/21/16	SP	EJ
DRAWING UPDATED FOLLOWING COMMENTS FROM CONSERVATION OFFICER NOTING PROPOSED MATERIALS AND SCOPE OF WORKS			
rev	date	drawn	checked
C	03/10/17	SP	EJ
PLANS UPDATED FOLLOWING RECEIPT OF HERITAGE STATEMENT			
rev	date	drawn	checked
B	2/20/17	SP	EJ
WINDOW ADDED TO FIRST FLOOR BEDROOM 2 ENSUITE			
rev	date	drawn	checked
A	01/12/16	SP	EJ
PREFERRED CLIENT OPTION 2 PUT FORWARD			

drawing stage **PLANNING**drawing status **FOR APPROVAL**

Mr D LUND  
GREENFOLD FARM  
OLD MOOR ROAD, TATHAM

project

CONVERSION OF EXISTING  
BARN TO ANNEXE

drawing title

PROPOSED FLOOR PLANS

date	AUG '16	drawn	SP
scale	1/100 @ A3	checked	EJ

10/10/2014

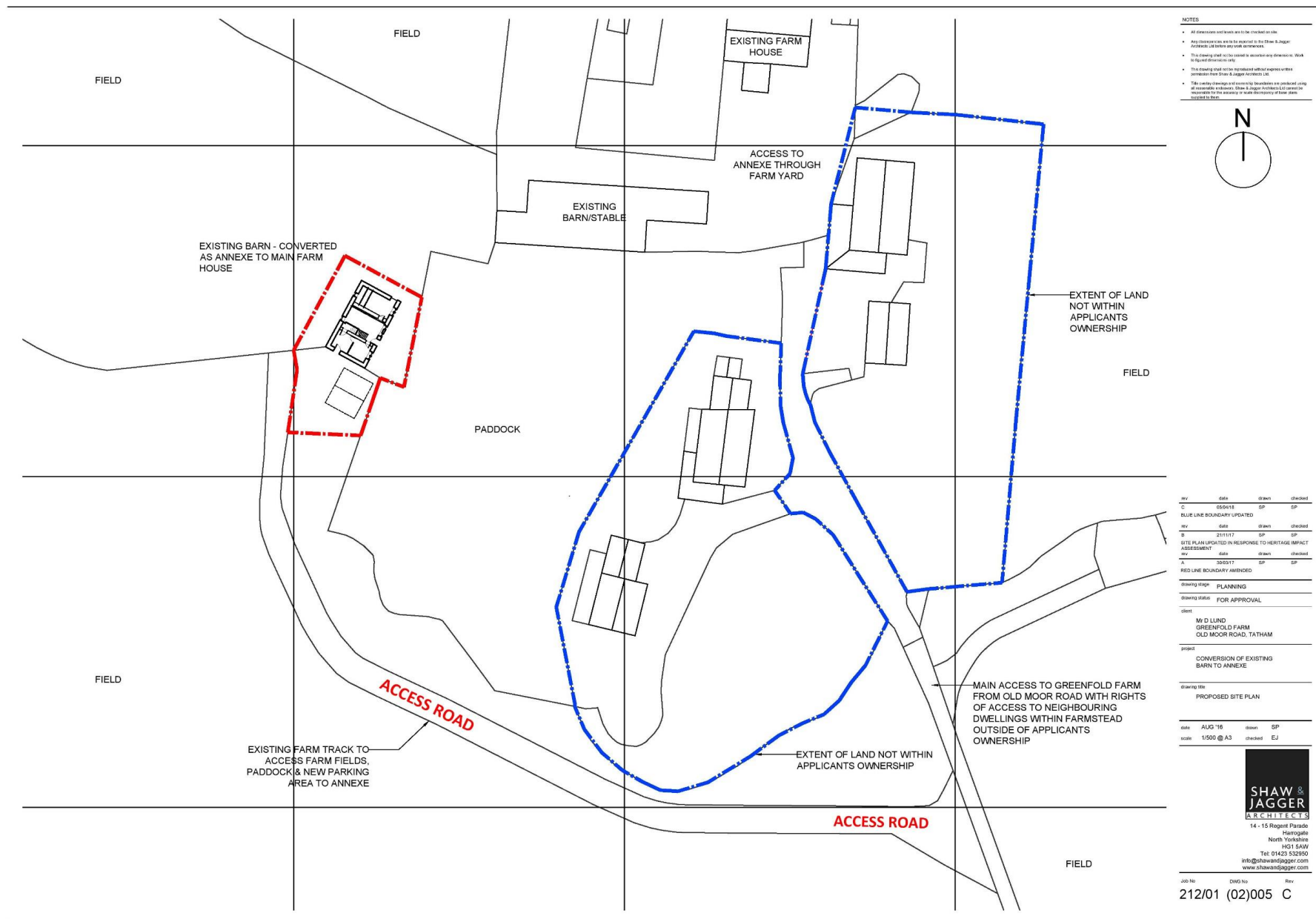
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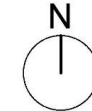
Job No	DWG No	Rev
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212/01 (02)007 D

# APPROVED BARN PLAN/BOUNDARY PLAN (Red Boundary)



- NOTES**
- All dimensions and levels are to be checked on site.
  - Any dimensions are to be reported to the Client & Jagger Architects Ltd before any work commences.
  - This drawing shall not be used to describe any dimensions. Work to be carried out on site.
  - This drawing shall not be reproduced without express written permission from Shaw & Jagger Architects Ltd.
  - The drawing shall be used as a guide only. It is not intended to be used as a basis for any other work.



rev	date	drawn	checked
C	05/04/16	SP	SP
BLUE LINE BOUNDARY UPDATED			
rev	date	drawn	checked
B	21/11/17	SP	SP
SITE PLAN UPDATED IN RESPONSE TO HERITAGE IMPACT ASSESSMENT			
rev	date	drawn	checked
A	30/03/17	SP	SP
RED LINE BOUNDARY AMENDED			

drawing stage: **PLANNING**  
drawing status: **FOR APPROVAL**

client: **M D LUND  
GREENFOLD FARM  
OLD MOOR ROAD, TATHAM**

project: **CONVERSION OF EXISTING  
BARN TO ANNEXE**

drawing title: **PROPOSED SITE PLAN**

date: **AUG '16** drawn: **SP**  
scale: **1/500 @ A3** checked: **EJ**



job No: **212/01** DWG No: **(02)005** Rev: **C**

AERIAL IMAGE OF OVERALL SITE







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