

# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

## Spacious Cottage with Adjoining Double Garage having Detailed Planning Permission for Conversion into Three Separate Dwellings

1 Green Head Cottage, Cross Lane, Low Bentham, LA2 7ES

PRICE: £600,000 Region



Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate Band: D

# 1 GREEN HEAD COTTAGE

Comprising an attractive traditional stone built character cottage/former farmhouse (*probably dating back into the early 17<sup>th</sup> century*) currently offering spacious 3 bedroomed accommodation (***with easy 4<sup>th</sup> bedroom potential***) incorporating 2 reception rooms, fitted dining kitchen, separate utility and an adjoining cavity block built double garage currently divided into a spacious single garage with WC and a self contained private hot tub room situated in a lovely elevated position on the village outer fringe enjoying fabulous long distance rural views extending to the Forest of Bowland Fells.

The cottage has the benefit of Detailed Planning Permission to convert into 2 separate, 2 bed cottages each with private parking and gardens together with conversion and extension of the double garage into a fabulous further 2 bed dwelling (*with easy 3<sup>rd</sup> bedroom potential*) with its own adjoining garage and garden area.

Approved new private treatment plant drainage system already installed.

**Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office**

## Accommodation Currently Comprising:

### Ground Floor:

#### **Breakfast Kitchen:**

18'7 x 11'0 (5.66m x 3.35m) Fitted cupboards and units in oak incorporating twin bowl single drainer sink unit, gas fired "Rayburn" oven range, built in electric oven, ceramic hob, 2 x extractor hoods, microwave, fridge recess, dishwasher recess, fitted oak dining seating and work surfaces with tiled splashbacks. Triple aspect windows, halogen down lighting. Beamed ceiling, wall mounted TV.

#### **Dining Hall:**

15' x 9'2 (4.57m x 2.79m) Leaded glass panel oak front door. Feature oak panelled staircase with walk in storage cupboard under, wood surround fireplace housing living flame gas fire, oak window seat, beamed ceiling, oak parquet flooring. Halogen down lighting, wall uplighters, radiator.

#### **Lounge:**

17'11 x 13'1 (5.46m x 3.99m) Feature old brick built fireplace housing multi fuel stove on stone flag hearth. Dual aspect windows, low beamed ceiling, pointed stone wall incorporating feature internal window, built in cupboard and display recess. Halogen down lighting, picture lights, 2 x radiators, TV point.

#### **Side Vestibule:**

9'4 x 7'4 (2.84m x 2.24m) Glazed outer door and side panels, quarry tiled floor, center light.

#### **Utility Room:**

11'10 x 6'2 (3.61m x 1.88m) Stainless steel 1½ bowl single drainer sink unit, plumbed for auto washer, vented for tumble dryer, center light.

#### **Adjoining Double Garage:**

22'4 x 20' **overall internal measurement** (6.81m x 6.10m) (Currently divided internally to provide a spacious L-shaped single garage with WC and a self-contained private hot tub room (*insitu Hydrotherapy spa available by negotiation*)), 3 x Velux roof windows, light and power installed.

***(Having Detailed Planning Permission for extension and conversion into a separate dwelling with garage).***

### First Floor:

#### **Balcony Landing:**

13'11 x 9'4 min. (4.24m x 2.84m) Attractive oak balustrade. Beamed ceiling, center light.

### Inner landing:

5'6 x 3'8 (1.68m x 1.12m) Center light. Boiler / airing cupboard housing modern "Valliant Eco Tec" gas boiler providing central heating and hot water.

### Shower Room:

6'10 x 6'7 (2.08m x 2.01m) Shower cubicle, WC, pedestal wash hand basin, fully tiled walls.

### Bedroom 1:

11'9 x 11'0 (3.58m x 3.35m) Dual aspect windows with window seats. Beamed ceiling, TV point, spot lighting, radiator.

### Bedroom 2:

13'9 x 12'11 max. (4.19m x 3.94m max) Built in pine double wardrobe, wash hand basin vanity unit. Beamed ceiling, window seat, center light, wall lights, radiator.

### Inner landing Area:

12'10 x 8'6 (3.91m x 1.19m) Beamed ceiling, window, wall lights.

**N.B. By removing a stud partition this area combined with bedroom 2 would easily enable bedroom 2 to be divided into 2 separate bedrooms circa 12'6 x 9' (3.81m x 2.74m) each if desired.**

### Bedroom 3:

9'7 x 8'6 (2.92m x 2.59m) Window seat, radiator, center light.

### Outside:

#### Front / Southerly Elevation:

Gated private entrance leading to two generous frontage parking areas accommodating several vehicles, south facing paved sun terrace, lawned garden area; stone flagged patio, attractive mature shrub borders, further enclosed generous sized lawned garden incorporating children's play area and mature woodland area with natural stream.

**Utilities:** Mains water, electricity and gas connected; New private treatment plant drainage system already installed.

#### **B4RN Hyperfast Broadband connected.**

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. exact location & network outage.

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

**Planning No:** 2020/22292/FUL - to view full details go to: <https://publicaccess.cravenc.gov.uk/online-applications>

**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.**

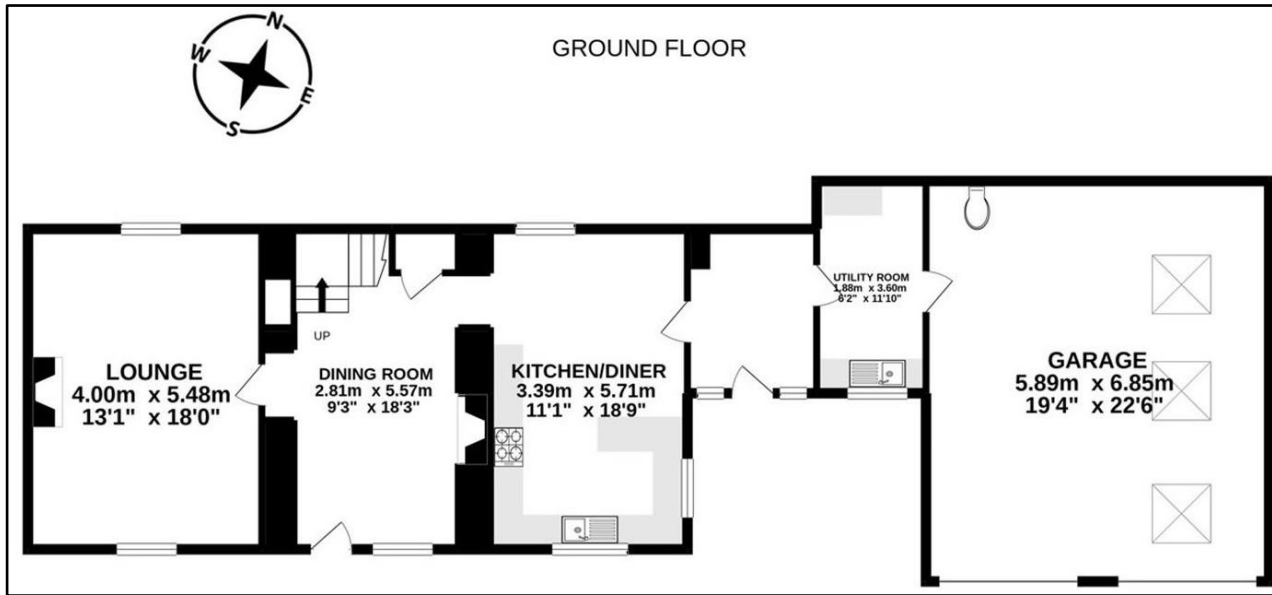
#### **N.B. DISCLOSURE OF PERSONAL INTEREST:**

*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.*

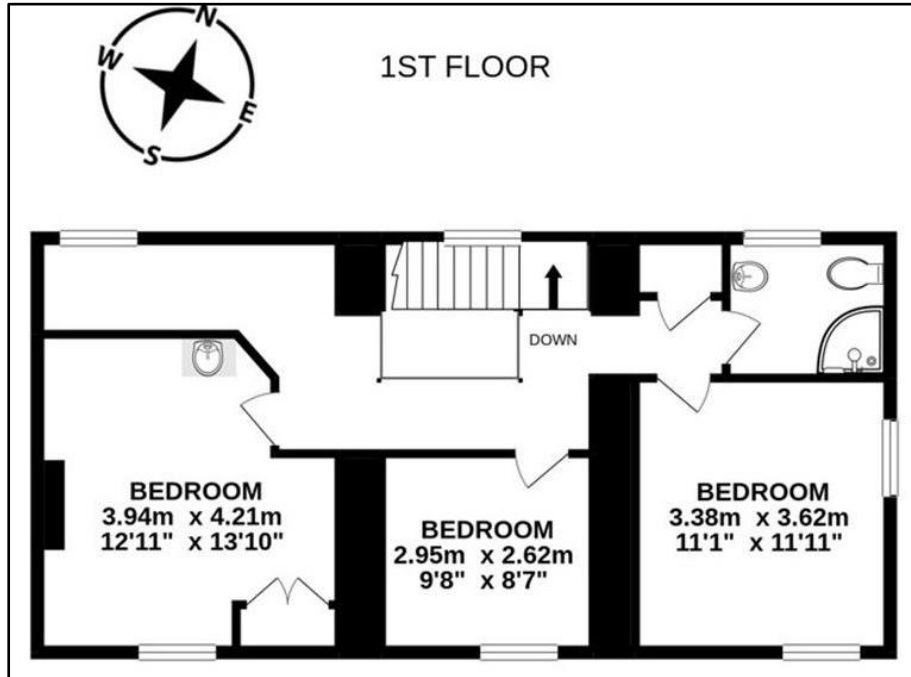
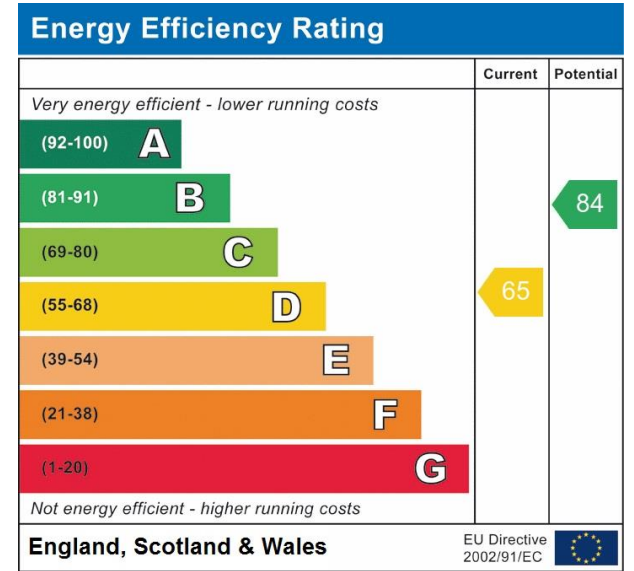
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

**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.**

## EXISTING FLOOR PLANS



## ENERGY PERFORMANCE CERTIFICATE



**N/B A Material start of this development was commenced by the conducting of Planning Condition No's 3 & 4 in 2021/2022.**



**Development Management**  
Craven District Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ  
(Main Switchboard) Telephone: 01756 700600  
Email: [planning@cravencd.gov.uk](mailto:planning@cravencd.gov.uk)

JMP Architects  
China Street  
Lancaster  
LA1 1EX  
United Kingdom

**PLANNING DECISION NOTICE**  
Town and Country Planning Act 1990

Application No:	2020/22292/FUL
Date Received:	16th December 2020
Applicant:	Mr Edward Metcalfe
Proposal:	Proposed alterations and extension to 1 Greenhead Cottage to create three dwelling units
Location:	1 Green Head Cottages , Cross Lane, Low Bentham, Lancaster, LA2 7ES
Decision/Date	11th February 2021

The Craven District Council has considered this application under the Town and Country Planning Act 1990 (as amended) and **Grants Planning Permission** for the development described above.

This permission is granted subject to the following Condition(s) and Reason(s) which are laid out in the order by which they must be complied with: -

**Time Limit for Commencement**

- 1 The development must be begun not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**Approved Plans**

- 2 The permission relates to the following plans:

- Proposed site plan Drawing 02 Rev A Received 16 December 2020.
- Proposed Plans sections and elevation Drawing number 04 Rev C Received 10 December 2020.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings received.



Paul Shevlin, Chief Executive  
Calls may be recorded for training and monitoring purposes  
For general enquiries telephone 01756 700600  
[www.cravencd.gov.uk](http://www.cravencd.gov.uk)



Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Craven Local Plan 2012-2032 and the National Planning Policy Framework.

**Before you Commence Development**

- 3 Before the development commences further details are required regarding the construction of the foul and surface water drainage system to be approved in writing by the Local Planning Authority. The details shall be carried out thereafter as approved.

Reason: To prevent pollution of the water environment.

- 4 Prior to the first occupation of the development hereby permitted the passing place detailed on the approved plans 2017/18616/FUL shall be fully implemented and made available for use in accordance with details that have previously been approved in writing by the Local Planning Authority. This facility shall thereafter be retained in perpetuity for all users of Greenhead Lane.

Reason: To ensure construction of passing and turning area and in the interests of highway safety and movement.

**During Building Works**

- 5 Prior to the erection of any stone walling for the boundary wall a sample panel shall be erected on site for the written approval of the Local Planning Authority. The development shall be carried out in accordance with the approved details shall be carried out thereafter.

Reason: In order to match with the host property.

- 6 A landscape plan shall be submitted to, and approved in writing by, the Local Planning Authority before development starts. The plan shall include detail of all proposed tree and shrub planting, treatment of paved areas, and areas to be grassed or finished in a similar manner.

Reason: In the interests of visual amenity in accordance with policies ENV4 and ENV5.

**Before the Development is Occupied**

- 7 The proposed boundary fencing shall be a 1.8 metres high close boarded fence or a 1.8 metres high wall, of materials to be approved in writing beforehand by the Local Planning Authority as marked on the approved plan 04 rev c. The buildings subject to this permission shall not be occupied until the screening has been erected. These screening shall be subsequently maintained to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity and to enhance the appearance of the area.

- 8 Notwithstanding the plans approved under condition 2 (Approved Plans) of this permission, details for the improved biodiversity and expansion of green infrastructure shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented in their entirety prior to the occupation of the dwellings and shall thereafter be retained.

Reason: To ensure an improvement to the environment to accord with policies ENV4 and ENV5 of the Craven Local Plan and the requirements of the NPPF.

**Standard Note(s) to Applicant:**

1. This consent applies only to that required by the Town and Country Planning Acts and does not include any permission or approval under any other enactment, bylaw or regulation.







Richard Turner & Son. Royal Oak Chambers, Main Street, BENTHAM, LA2 7HF. T: 015242 61444. E: [property@rtturner.co.uk](mailto:property@rtturner.co.uk)

Richard Turner & Son. Old Sawley Grange, Gisburn Road, Sawley, CLITHEROE, BB7 4LH. T: 01200 441351. E: [sawley@rtturner.co.uk](mailto:sawley@rtturner.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.

