

# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

Former Horse & Farrier Inn and Stone Built Barn (former Squash Court) having detailed Planning Permission and Listed Building Consent for Conversion into 2 x Spacious 3 Bed Dwellings each with Detached Garages and Gardens.

Offered for Sale Together or Separately.

**83 Main Street, High Bentham, Nr Lancaster, LA2 7HR**

Price:	As a Whole	£400,000 Region
	Horse & Farrier Separately	£250,000 Region
	Barn Separately	£150,000 Region



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

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

**Utilities:**

**Horse & Farrier:** Mains water, electric, gas and drainage connected.

**Squash Courts:** All mains services available subject to application.

**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.

**Solicitors:** Oglethorpe Sturton Gillibrand,

**Plans and Planning Permission:** Architects plans available for inspection at Richard Turner & Son's Bentham Office.

**Planning Nos: Horse & Farrier -** ZA24/24850/FUL – ZA24/25848/LBC)

) to view full details go to: <https://publicaccess.cravenc.gov.uk/online-applications/>

**Squash Courts –** ZA24/25851/FUL – ZA24/25902/LBC)

**Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, 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.**







Decision No ZA24/25848/LBC

JMP Architects  
The Old Bakery  
19 China Street  
Lancaster  
LA1 1EX

### Planning Decision Notice

Planning (Listed Buildings & Conservation Areas) Regulations 1990 (As amended)

Application No:	ZA24/25848/LBC
Date Valid:	19th March 2024
Applicant:	Mr JA & DTD Burns
Proposal:	Proposed conversion of the Horse & Farrier into a single dwelling.
Location:	83 Main Street, High Bentham, Lancaster, LA2 7HR,

North Yorkshire Council (Craven) has considered this application under the Town and Country Planning Act 1990 (as amended) and **Grants Listed Building Consent** 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 hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

#### Approved Plans

- 2 The permission relates to the following plans:
  - Drawing no. 40 - Site location plan. Received 20th March 2024
  - Drawing no. 43 Rev B - Proposed block plan. Received 20th June 2024
  - Drawing no 44 Rev B - Proposed site plan. Received 20th June 2024
  - Drawing no. 45 Rev A - Proposed plans, sections and elevations. Received 20th June 2024
  - Drawing no. 47 Rev A - Proposed garage. Received 20th June 2024
  - Structural inspection by Thomas Consulting, ref. L12490. Received 20th March 2024
  - Bat Survey by Envirotech, ref. 8750. Received 20th March 2024
  - Drainage Strategy by PSA Design, ref. D4305-R-01. Received 20th March 2024

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 and the National Planning Policy Framework.



Decision No ZA24/25850/FUL

JMP Architects  
The Old Bakery  
19 China Street  
Lancaster  
LA1 1EX

### Planning Decision Notice Town and Country Planning Act 1990

Application No:	ZA24/25850/FUL
Date Valid:	11th April 2024
Applicant:	Mr JA & DTD Burns
Proposal:	Proposed conversion of the Horse & Farrier public house into a single dwelling including demolitions and erection of a new double garage
Location:	83 Main Street, High Bentham, Lancaster, LA2 7HR,

North Yorkshire Council (Craven) has considered this application under the Town and Country Planning Act 1990 (as amended) and **Grants Full 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 hereby permitted shall be begun not later than the expiration of three years beginning with 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:
  - Drawing no. 40 - Site location plan. Received 20th March 2024
  - Drawing no. 43 Rev B - Proposed block plan. Received 20th June 2024
  - Drawing no 44 Rev B - Proposed site plan. Received 20th June 2024
  - Drawing no. 45 Rev A - Proposed plans, sections and elevations. Received 20th June 2024
  - Drawing no. 47 Rev A - Proposed garage. Received 20th June 2024
  - Structural inspection by Thomas Consulting, ref. L12490. Received 20th March 2024
  - Bat Survey by Envirotech, ref. 8750. Received 20th March 2024
  - Drainage Strategy by PSA Design, ref. D4305-R-01. Received 20th March 2024



PROPOSED BLOCK PLAN  
1:200

Rev B 20.06.24 Plan updated / note added  
Rev A 23.04.24 Neighbouring plan updated

**jmp | architects**  
The Old Bakery, 19 China Street, Lancaster, LA1 1EX | 01524 80521 | design@jmp-architects.com

Client: **MIR A BURNS**  
Contract: **THE HORSE & FARRIER**

Title: **PROPOSED BLOCK PLAN** Scale: **A1** Date: **Jan 23** By: **CT**

Job Number: **13833** Drawing Number: **48** Rev: **B** Category: **PLANNING**

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PROPOSED SITE PLAN  
1:200

Rev B 20.06.24 Layout updated  
Rev A 23.04.24 Neighbouring plan updated

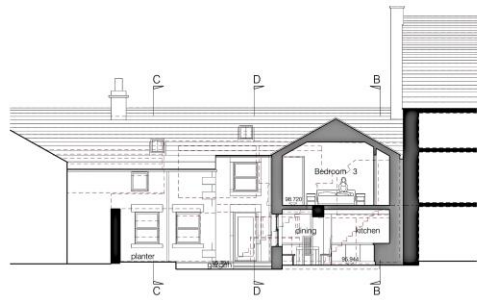
**jmp | architects**  
The Old Bakery, 13 China Street, Lancaster, LA1 1EE | 01524 40321 | design@jmp-architects.com

Client MR A BURNS Contract THE HORSE & FARRIER

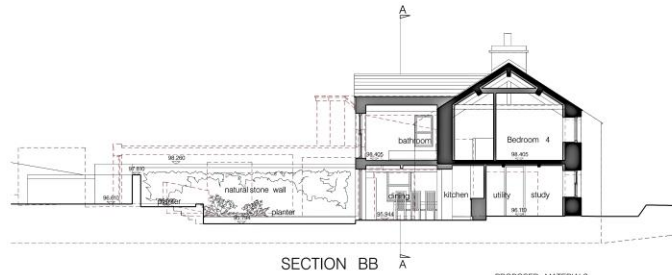
Title PROPOSED SITE PLAN Scale @ A1 1:200 Date Jan'23 By CT

Job Number 13853 Drawing Number 44 Rev 3 Category PLANNING

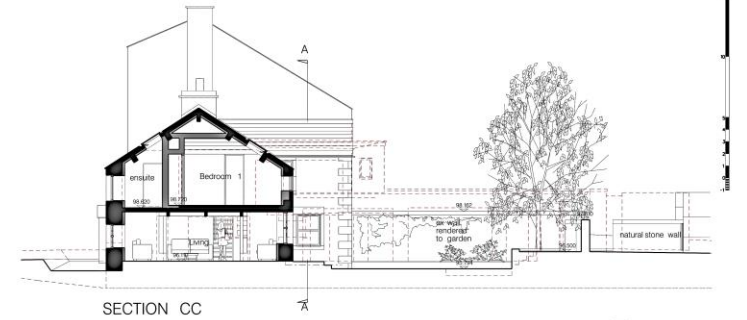
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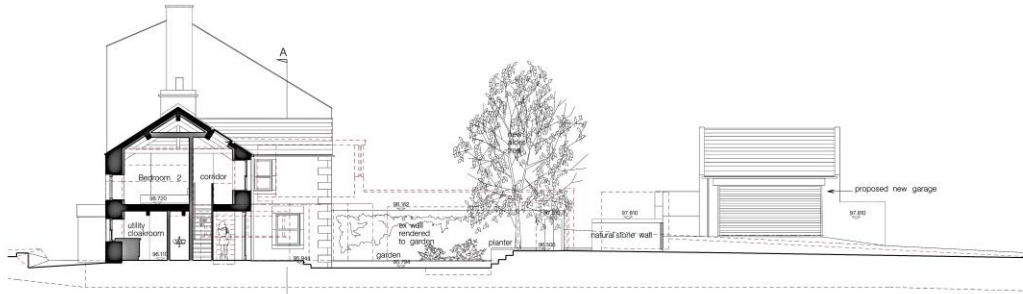
SECTION AA



SECTION BB



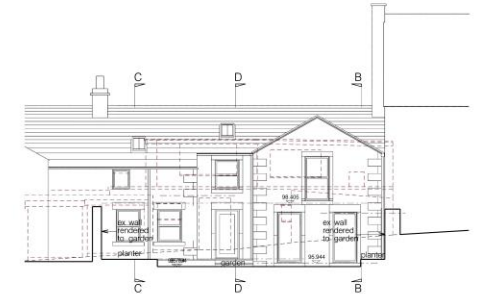
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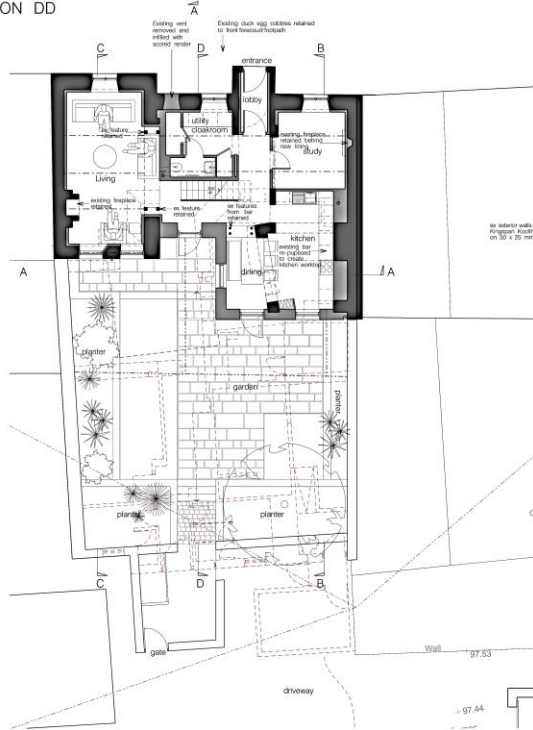
SECTION DD

PROPOSED MATERIALS

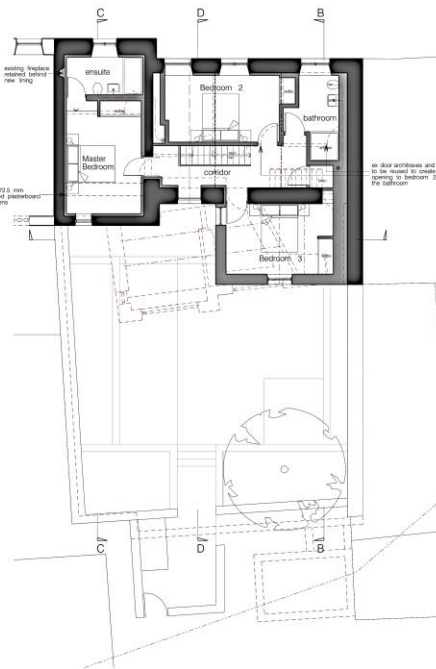
- WALLS** New stone/brick to match existing including pointing as sample on site
- WINDOWS** Handwood painted (interior vertical-sliding windows with inward opening sash fitted with double glazing) units frames painted white
- EXTERNAL DOORS** English Oak with an applied clear weatherproof lacquer as sample supplied by specialist subcontractor
- PITCHED ROOF** New slate grey natural stone as sample laid in demisting course www.slateuk.com
- RAINWATER GOODS** 12 round black aluminium gutters with cast iron down pipe to the top of the roof as sample Black round downpipes cast iron finish as sample www.gutterdirect.co.uk
- PAVING** Natural stone as sample
- EXTERNAL LIGHTING** EROCO "cylinder" sensor down light black <https://www.ero.co.uk/products/outdoor/ero-roco-cylinder-sensor>
- COORINATION COORLIGHTS** The Heritage Company Conservation Rooflights DR1-2 165 x 305 mm



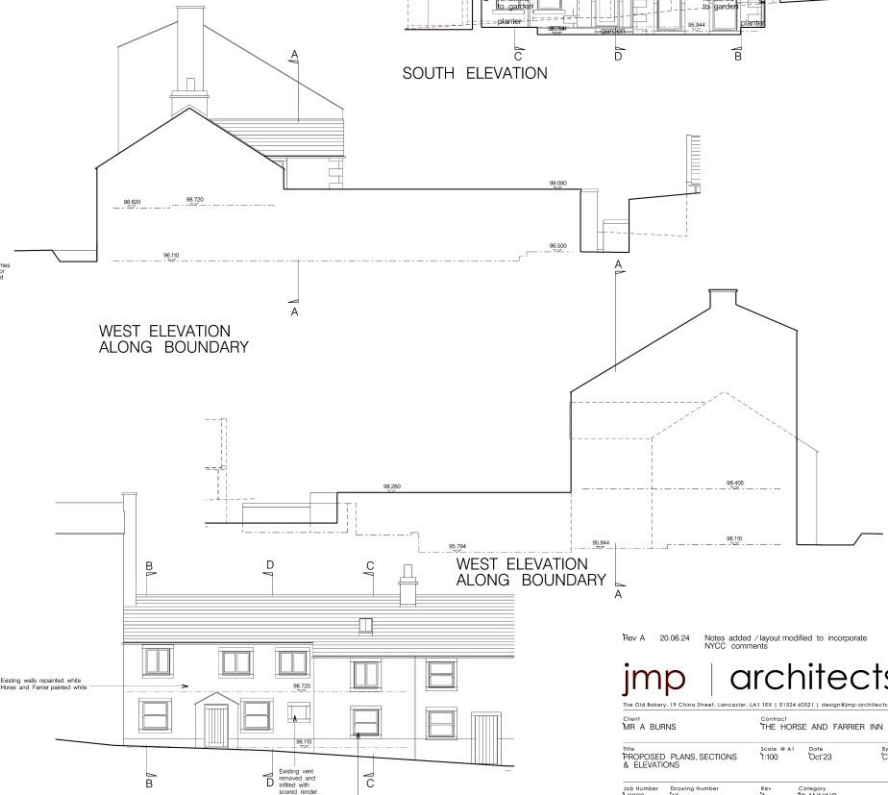
SOUTH ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



WEST ELEVATION ALONG BOUNDARY

WEST ELEVATION ALONG BOUNDARY

NORTH ELEVATION

Rev A 20.06.24 Notes added / layout modified to incorporate NYCC comments

**jmp | architects**  
The Old Bakery, 19 Chiswick Street, Lancaster, LA1 1EX | 01534 45331 | design@jmp-architects.com

Client: **MIRIAM BURNS** Contract: **THE HORSE AND FARRIER INN**

Title: **PROPOSED PLANS, SECTIONS & ELEVATIONS** Scale: **A1** Date: **04/23** By: **CT**

Job Number: **13833** Drawing Number: **45** Rev: **A** Category: **PLANNING**

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JMP Architects  
The Old Bakery  
19 China Street  
Lancaster  
LA1 1EX

**Planning Decision Notice  
Town and Country Planning Act 1990**

<b>Application No:</b>	ZA24/25851/FUL
<b>Date Valid:</b>	19th March 2024
<b>Applicant:</b>	Mr DTD Burns
<b>Proposal:</b>	Proposed conversion of former squash courts / store and demolitions to create a new single dwelling and erection of a new garage in the existing car park.
<b>Location:</b>	Former Squash Court Building, Now Store, On The Corner Of Duke Street And Main Street, High Bentham

North Yorkshire Council (Craven) has considered this application under the Town and Country Planning Act 1990 (as amended) and **Grants Full 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**

- The development hereby permitted shall be begun not later than the expiration of three years beginning with 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**

- The permission relates to the following plans:
  - Drawing no. 20 - Site location plan. Received 19th March 2024
  - Drawing no. 23 - Proposed site plan. Received 19th March 2024
  - Drawing no. 25 - Proposed garage. Received 19th March 2024
  - Drawing no. 26 - Proposed block plan. Received 19th March 2024
  - Drawing no. 24 rev B - Proposed plans, sections and elevations. Received 17th July 2024

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 and the National Planning Policy Framework.

JMP Architects  
The Old Bakery  
19 China Street  
Lancaster  
LA1 1EX

**Planning Decision Notice  
Planning (Listed Buildings & Conservation Areas) Regulations 1990 (As amended)**

<b>Application No:</b>	ZA24/25902/LBC
<b>Date Valid:</b>	3rd April 2024
<b>Applicant:</b>	Mr DTD Burns
<b>Proposal:</b>	Listed building works in association with proposed conversion of former squash courts / store and demolitions to create a new single dwelling
<b>Location:</b>	Former Squash Court Building, Now Store, On The Corner Of Duke Street And Main Street, High Bentham

North Yorkshire Council (Craven) has considered this application under the Town and Country Planning Act 1990 (as amended) and **Grants Listed Building Consent** 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**

- The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

**Approved Plans**

- The permission relates to the following plans:
  - Drawing no. 20 - Site location plan. Received 3rd April 2024
  - Drawing no. 23 - Proposed site plan. Received 3rd April 2024
  - Drawing no. 25 - Proposed garage. Received 3rd April 2024
  - Drawing no. 26 - Proposed block plan. Received 3rd April 2024
  - Drawing no. 24 rev B - Proposed plans, sections and elevations. Received 17th July 2024

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 and the National Planning Policy Framework.



PROPOSED SITE PLAN

1:200

**jmp | architects**  
 The Old Bakery, 11 China Street, Lancaster, LA1 1EX | 01524 45321 | design@jmp-architects.com

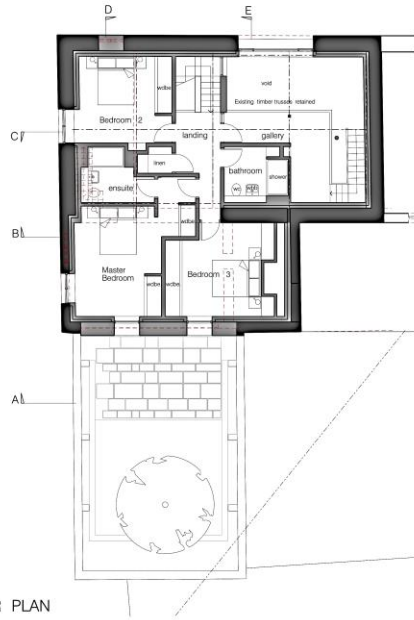
Client: **MIR A BURNS** | Consultant: **THE SQUASH COURTS**

Title: **PROPOSED SITE PLAN** | Scale: **A1** | Date: **JUN'23** | By: **CT**

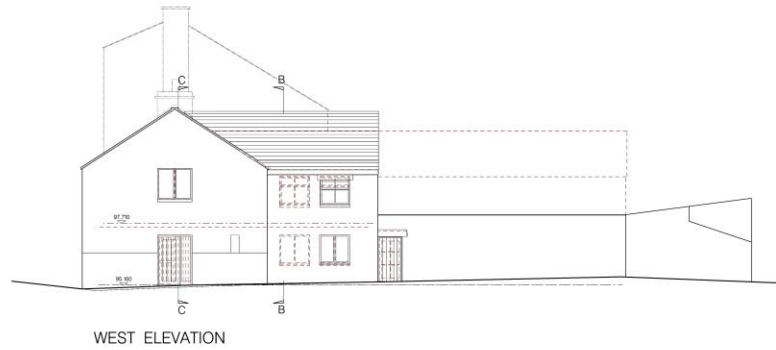
Job Number	Drawing Number	Rev	Category
L8833	23	/	PLANNING

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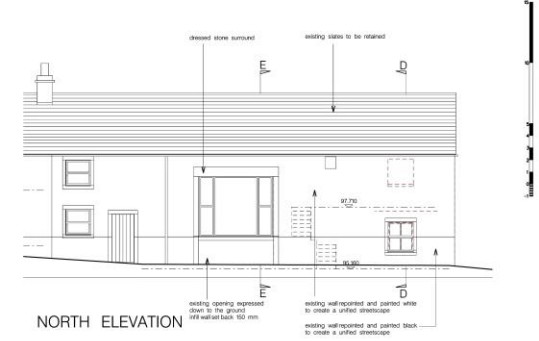




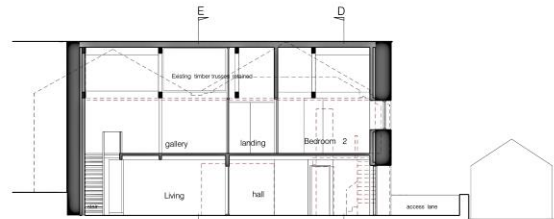
FIRST FLOOR PLAN



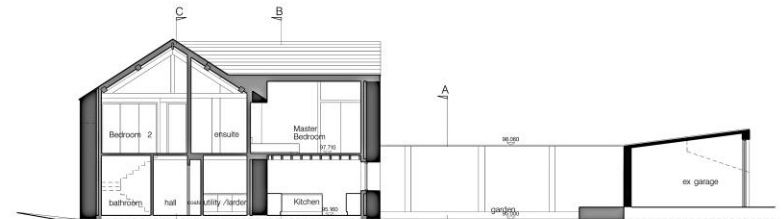
WEST ELEVATION



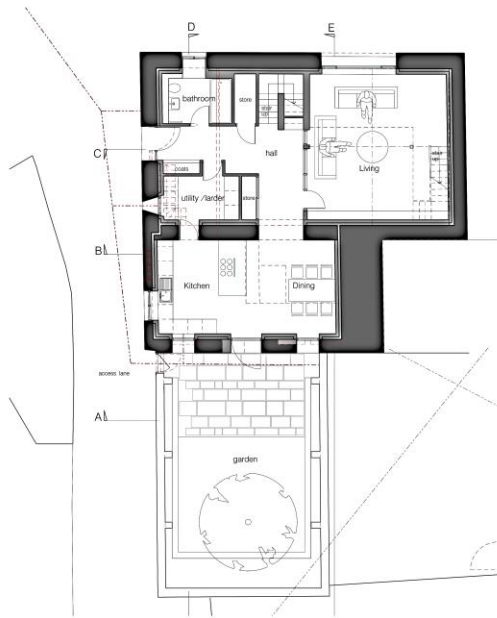
NORTH ELEVATION



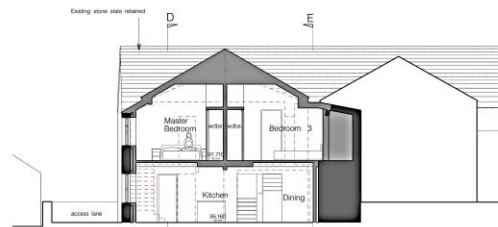
SECTION CC



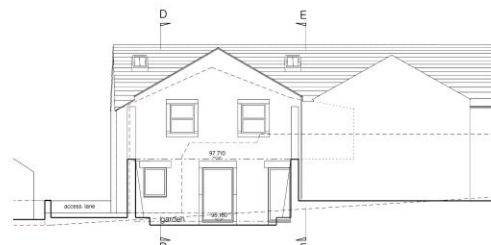
SECTION DD



GROUND FLOOR PLAN



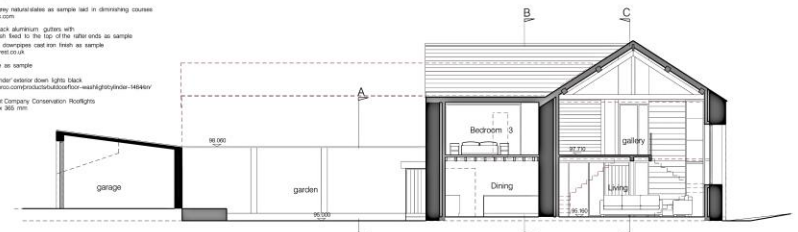
SECTION BB



SECTION AA / SOUTH ELEVATION

PROPOSED MATERIALS

- WALLS** New stonebrick to match existing existing pointing as sample on site
- WINDOWS** Idealcorto-Futura window system external frame colour RAL 7004 as sample www.idealcorto.com
- EXTERNAL DOORS** English Oak with an applied clear weatherproof lacquer as sample supplied by specialist subcontractor
- PITCHED ROOF** New blue grey metal/stone as sample laid in descending courses www.idealcorto.com
- RADIATOR COVERS** 95 round stack aluminium gutters with cast iron leaf to the top of the water ends as sample Black wood, emergency and see finish as sample www.galvanneal.co.uk
- FRONT** Natural stone as sample
- EXTERNAL LIGHTING** ERKO cylinder exterior down lights black <http://www.erko.com/products/outdoor-wa41g101k101e-101k101e>
- CONSERVATION WINDOWS** The Wright Company Conservation Windows Office 2, 200 x 140 mm



SECTION EE



SOUTH ELEVATION OVER THE EXISTING GARAGES

- Rev B 17.07.24 Note added
- Rev A 25.06.24 Note added / layout modified to incorporate Heritage comments

**jmp | architects**  
The Old Bakery, 17 Chinn Street, Limerick, LA1 1EX | 01324 40331 | design@jmp-architects.com  
Client: THE SQUASH COURTS

Title: PROPOSED PLANS, SECTIONS & ELEVATIONS  
Scale: @ A1  
Date: Oct 23  
By: CT

Job Number: 13883  
Drawing Number: 24  
Rev: B  
Category: PLANNING

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PROPOSED BLOCK PLAN  
1:200

Rev A 23.04.24 Neighbouring plan updated

**jmp | architects**

The Old Bakery, 18 Chino Street, Lancaster, LA1 1EX | 01524 80931 | design@jmp-architects.com

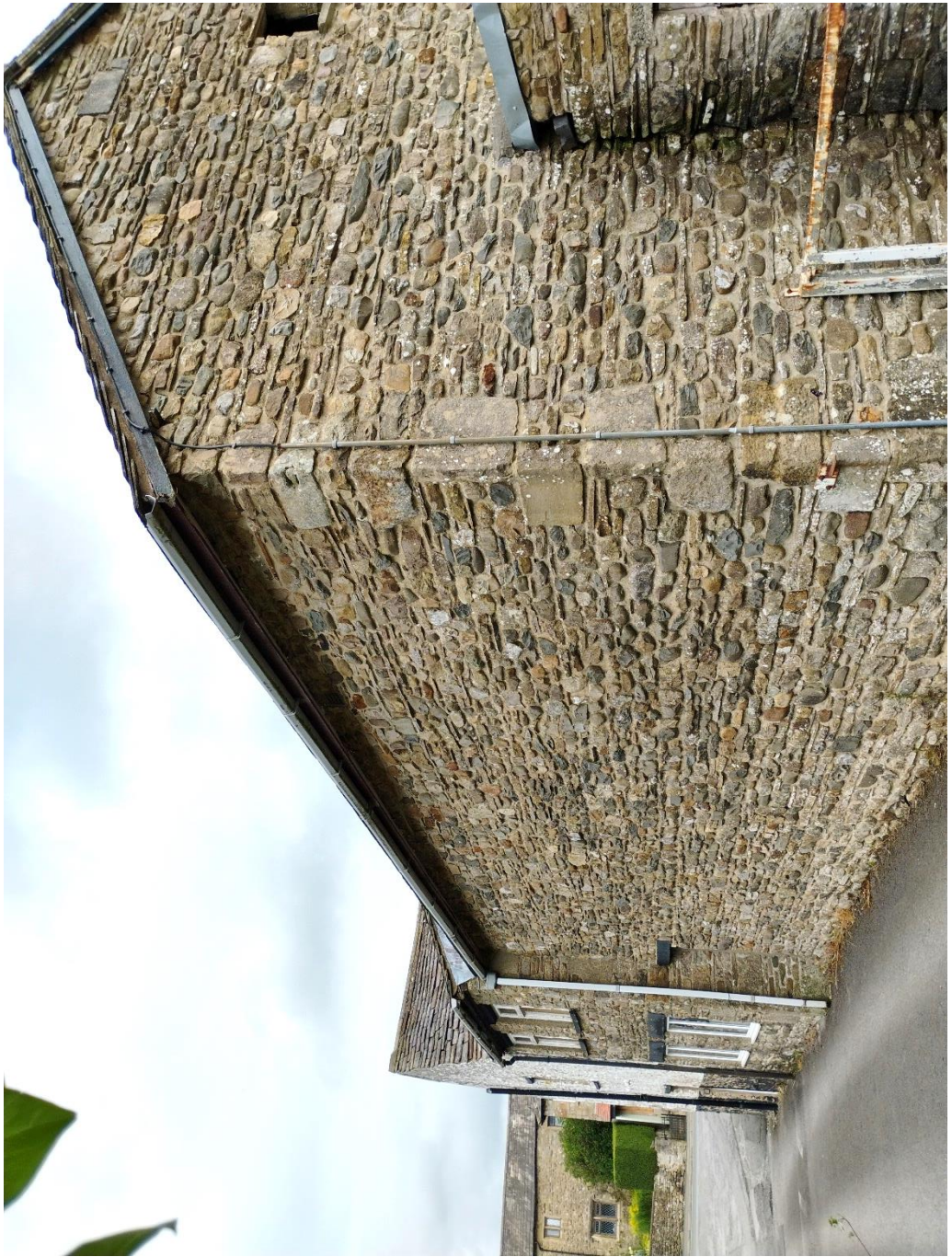
Client: **MH A BURNS** Context: **THE SQUASH COURTS**

Title: **PROPOSED BLOCK PLAN** Scale: **A1** Date: **Jan 23** By: **CT**

Job Number: **L3833** Drawing Number: **26** Rev: **A** Category: **PLANNING**

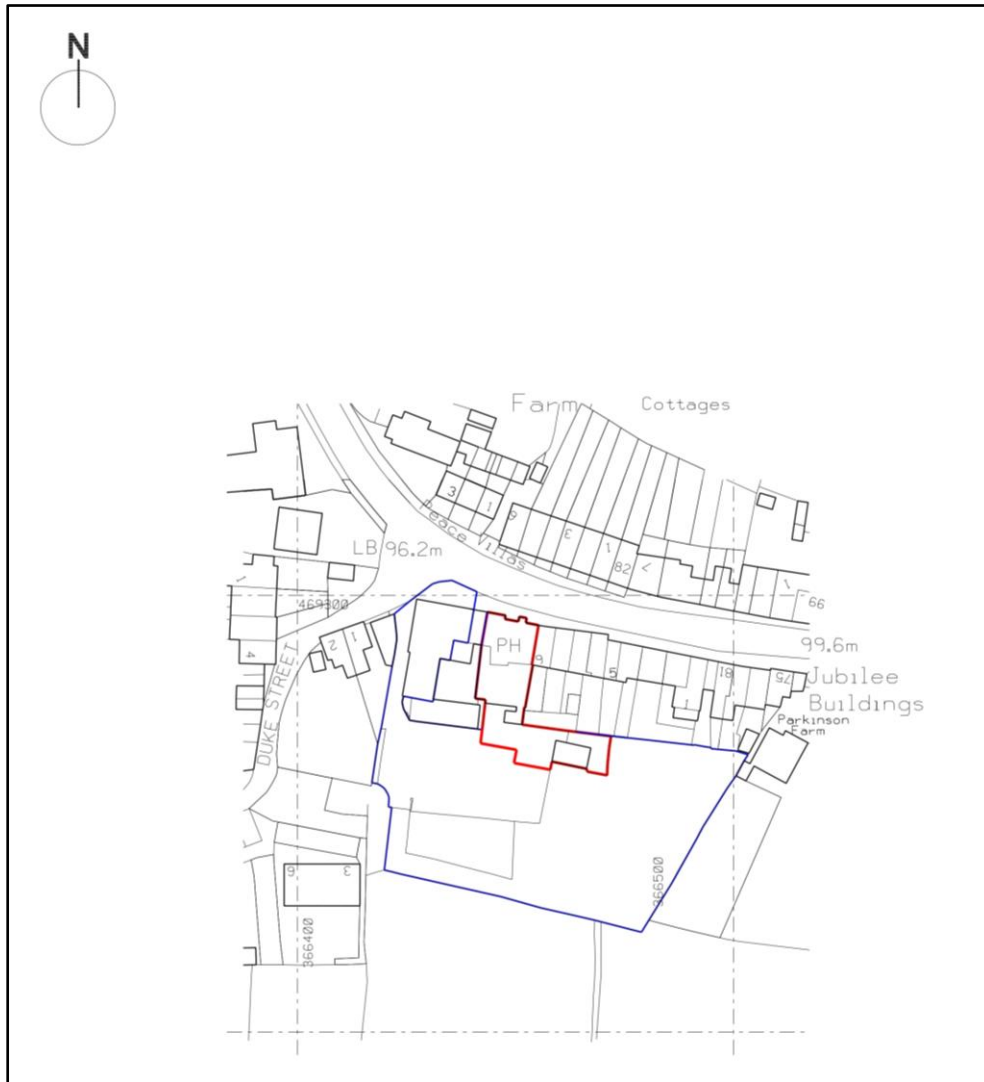
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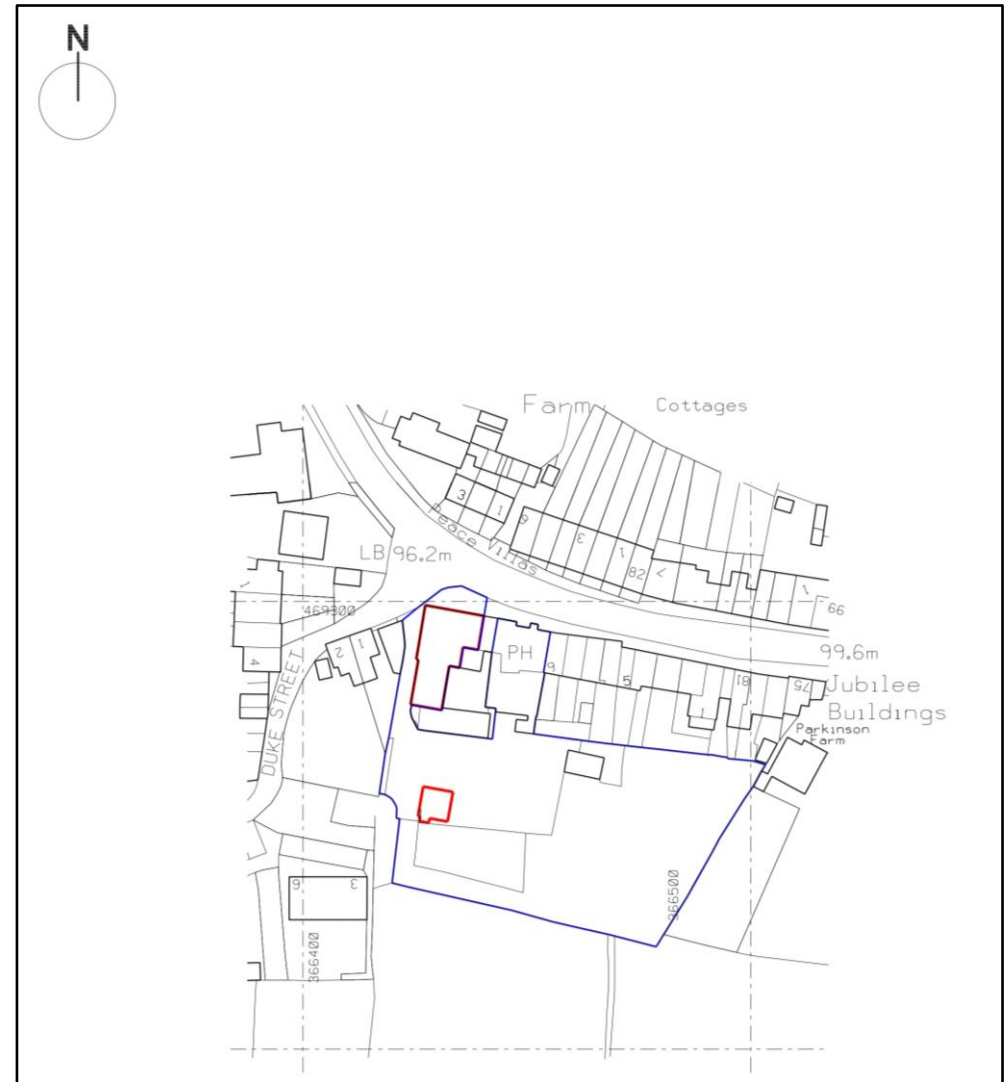




### Horse & Farrier Boundary Plan (Red boundary)



### Barn / Squash Courts Boundary Plan (Red boundary)



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)



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