

EASY CONVERSION PROSPECT COTTAGE



1A GREEN HEAD COTTAGE

Cross Lane, Low Bentham, Nr Lancaster, LA2 7ES

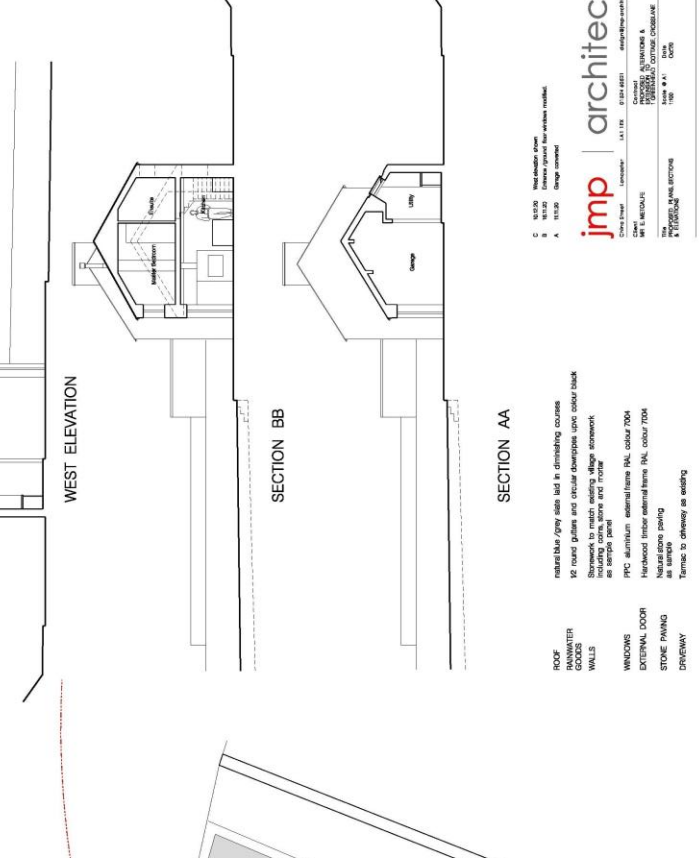
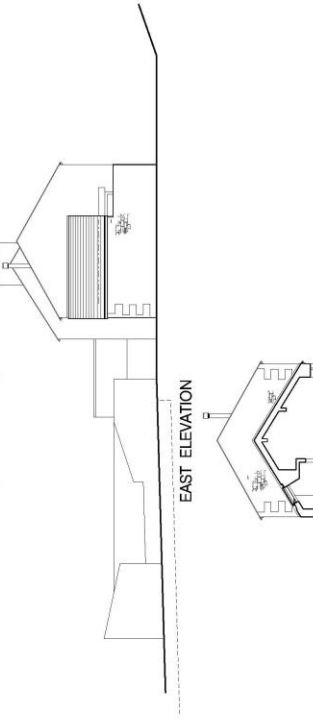
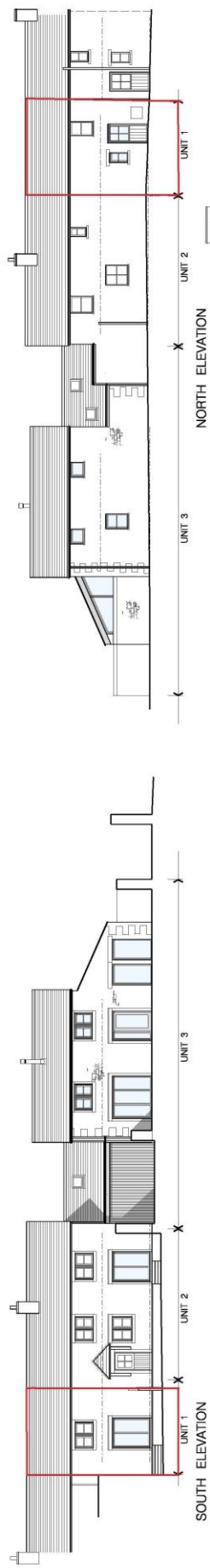
Price: £225,000 Region

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

Comprising part of an existing 17th Century stone built cottage pleasantly situated in an idyllic peaceful location on the village fringe **having Detailed Planning Consent for a relatively easy conversion into a lovely 2 bedroomed terraced cottage (circa 468ft² (44m²) internal measurement)** with south facing garden, private car parking and fabulous long distance rural views extending to the Forest of Bowland Fells.

Additional large garden area with stream and woodland available by negotiation.

- Services:** Mains water, electricity and gas available subject to application by the purchaser; shared new “compliant” private sewage treatment system already installed.
- Planning Permission:** Copy Planning Permission dated 11th February 2021 available upon request.
- Council Tax:** To be assessed upon completion of conversion works by the purchaser.
- Tenure:** Freehold with vacant possession upon completion.
- Solicitors:** Oglethorpe, Sturton & Gillibrand Solicitors, 16 Castle Park, Lancaster, LA1 1YG. Tel: 01524 846 846.
- 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.**



FIRST FLOOR PLAN

GROUND FLOOR PLAN

C 18230 Red double glazing
 B 18230 External ground floor window details
 A 18230 Garage window

jmp | architects
 Church Street, London, E1 1EE 020 7553 4141
 info@jmparchitects.co.uk
 jmparchitects.co.uk

PROJECT INFORMATION
 PROJECT NAME: HANWATER & GOOSE GREEN
 PROJECT ADDRESS: 18230, 18230, 18230
 CLIENT: [Name Redacted]
 DATE: [Date Redacted]

CONTACT INFORMATION
 CONTACT: [Name Redacted]
 TEL: [Phone Number Redacted]
 FAX: [Phone Number Redacted]
 EMAIL: [Email Address Redacted]

ROOF: Red double glazing
 WINDOWS: 18230 Red double glazing
 EXTERNAL DOOR: Natural stone paving
 DRIVEWAY: Natural stone paving

materials grey satin oil in finishing course
 18230 granite and circular aggregate grey colour rock
 18230 granite and circular aggregate grey colour rock
 18230 granite and circular aggregate grey colour rock
 18230 granite and circular aggregate grey colour rock

WINDOWS: PVC aluminium external frame RAL colour 7004
 EXTERNAL DOOR: Hardwood timber external frame RAL colour 7004
 DRIVEWAY: Natural stone paving
 TERRACE: 18230 granite and circular aggregate grey colour rock



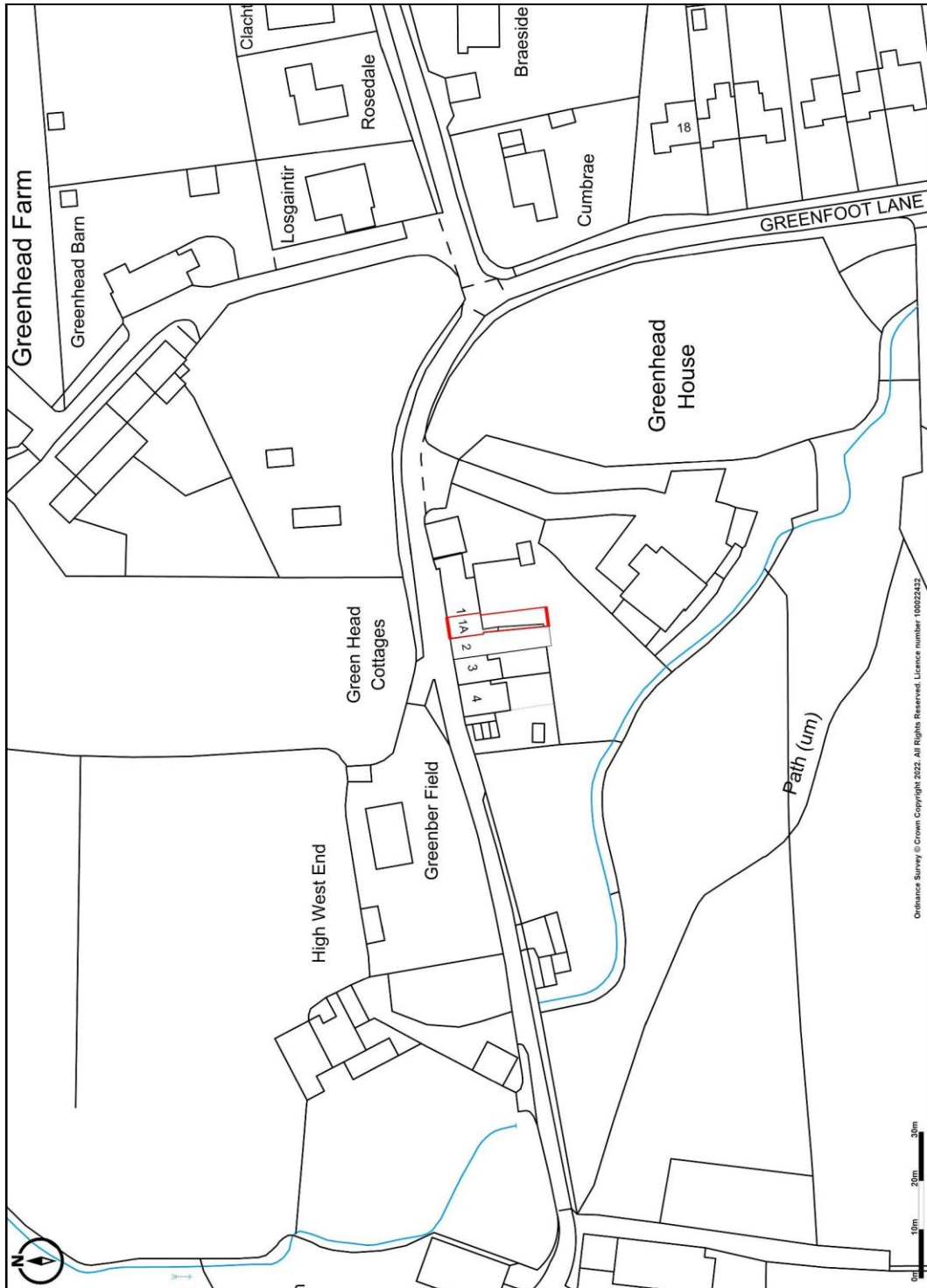
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

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

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.

Boundary Plan



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: property@rturmer.co.uk



MISREPRESENTATION ACT 1967:

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