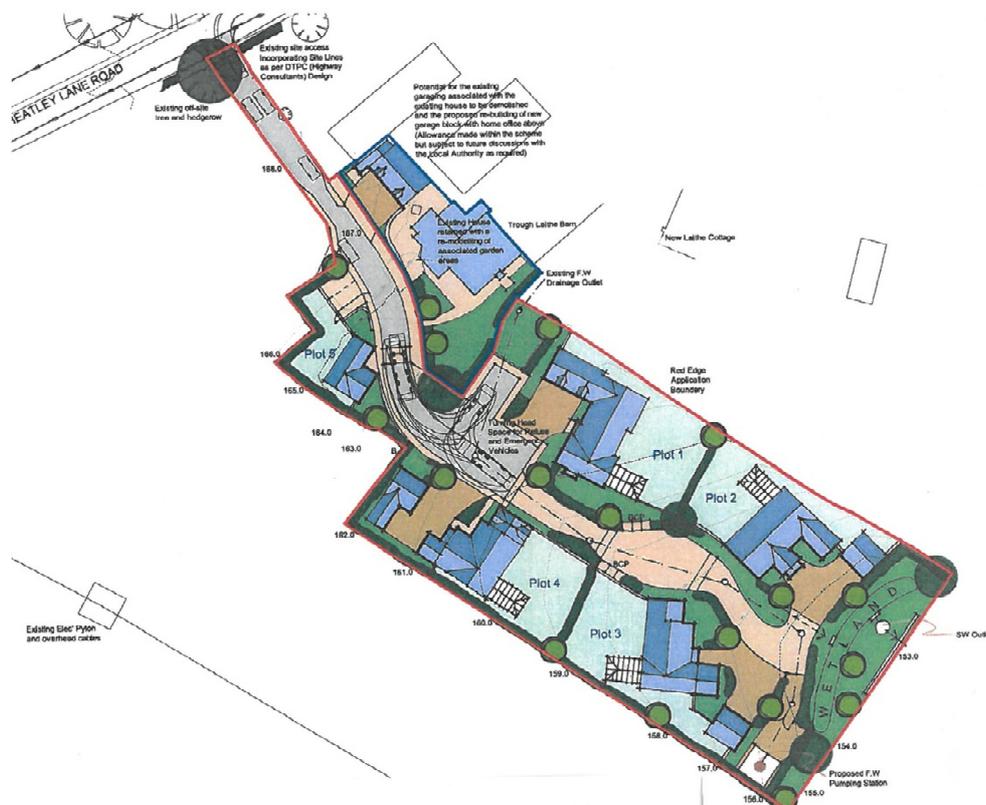


M65 Motorway – 1 Mile

Manchester – 25 miles



## Development Project Trough Laithe Farm Wheatley Lane Road, Barrowford, Nelson Lancashire, BB9 6QP

A valuable smallholding with private entrance drive from Wheatley Lane Road comprising a four bedroom attached character farmhouse with outbuildings, garden and croft extending to circa 1.25 acre with the benefit of planning permission to construct five detached dwellings in addition to the farmhouse. The property is ideally located in open rural surround with a southerly aspect and will allow for the construction of readily marketable prestigious residences. The land with planning permission is offered for sale with or without the farmhouse.

Farmhouse Council Tax Band E

Energy Performance Certificate Band E

**PRICE:**

£750,000 excluding the farmhouse

**VIEWING:**

By appointment through the selling agents.

**SELLING AGENTS:**

**Richard Turner & Son, Old Sawley Grange,**

Gisburn Road, Sawley, Clitheroe BB7 4LH

Tel: 01200 441351 email: sawley@rtturner.co.uk

Old Sawley Grange, Gisburn Road  
Sawley, CLITHEROE BB7 4LH

T: 01200 441351

F: 01200 441666

E: sawley@rtturner.co.uk

Royal Oak Chambers, Main Street  
BENTHAM LA2 7HF

T: 015242 61444

F: 015242 62463

E: bentham@rtturner.co.uk

VAT Reg. No. 636 2413 54

14 Moss End, Crooklands,  
MILNTHORPE LA7 7NU

T: 015395 66800

F: 015395 66801

E: kendal@rtturner.co.uk

**The Farmhouse** is constructed of stone walls under a stone slate roof and comprises the following accommodation.



**Ground Floor** (108 sq.m 1145 sq.ft.)

**Entrance Hall** with vestibule, minton tiled floor, glazed inner and outer doors, hall wall radiator, stairway with understair cupboard and entrances to sitting room, living room and kitchen.



**Lounge/Living Room** (7.9m x 3.6m) boarded floor with fitted carpet, three light mullion front window with window seat, rear picture window, stonebuilt fireplace with timber beam head and multi fuel combustion stove, exposed beam and cross timbered ceiling and wall radiator.



**Sitting Room/Dining Room** (4.5m x 3.7m) solid floor with fitted carpet, three light mullion front window, brickbuilt fireplace with stone head and fire grate.



**Farmhouse Kitchen** (5.6m x 3.7m) polished flag floor, beamed ceiling, multi fuel combustion stove on a flag base in a wall recess with stone head, window to the conservatory with window seat, range of wall cupboards, work top units and breakfast bar, and rear entrance through the conservatory.



**Conservatory** (5.6m x 2.4m) fully glazed white upvc surround and roof on block base with tiled floor and rear glazed entrance.

**Utility Room** (3.1m x 2.9m) now a kitchen with lino covered solid floor, Potterton gas fired central heating and hot water boiler and range of work top units incorporating a Flavel Milano G6 four ring gas cooker and oven and one and a half bowl stainless steel single drainer sink unit. **Rear Porch** originally the farm dairy constructed of single storey concrete block walls under a slate roof with concrete floor, power sockets for fridges, plumbing for clothes washer, dishwasher, tumble drier and rear entrance door.



**First Floor** (68 sq.m. 730 sq.ft.)

A return carpeted stairway with half landing tall window leading to a carpeted landing with wall radiator and entrances to four bedrooms and the bathroom.

**Front Bedroom 1** (4.5m x 3.7m) with three light mullion window with undersill radiator, wall radiator, beamed ceiling, fitted carpet and ensuite with gable window, composite wood floor, tiled walls, shower closet with electric shower fitting, pedestal wash basin and low flush toilet.



**Front Bedroom 2** (4.3m x 3.6m) with three light mullion window with window seat, undersill radiator and fitted carpet.



**Rear Bedroom 3** (3.5m x 3.4m) with rear window with undersill radiator and fitted carpet.



**Front Bedroom 4** (3.1m x 1.8m) with single front window and composite wood floor.

**Bathroom** (3.8m x 2.6m) with antico wood floor, tiled walls, cross timbered ceiling, corner curved glass shower closet with electric shower fitting, wall radiator, airing closet with hot water cylinder with immersion heater, gable window, panelled corner bath, pedestal wash basin and low flush toilet.



**Services** comprise mains gas, electricity, water and drainage. Gas fired central heating. Double glazing throughout.

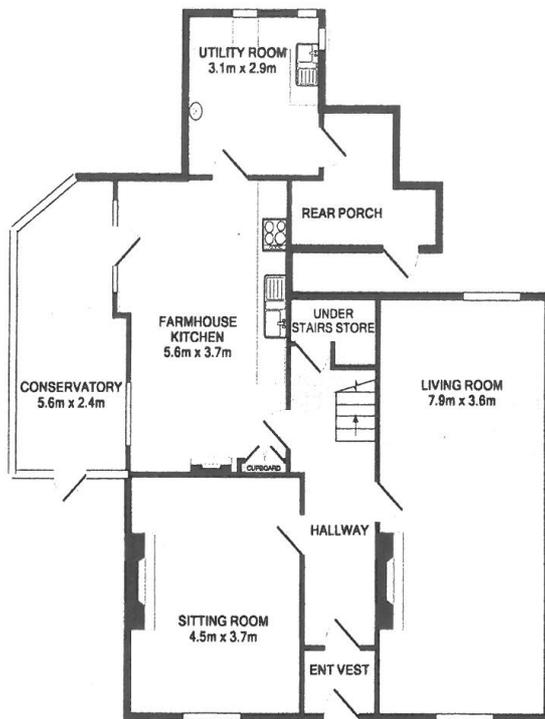


**House Garden** with lawn patio and flower borders.

**Outside** Two car garage with adjoining dog run with heated kennel.

Detached wood garage/store (16' x 12').

Detached wood stable block (36' x 12') with three stables each (12' x 12').



GROUND FLOOR  
APPROX. FLOOR  
AREA 106.4 SQ.M.  
(1145 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 67.8 SQ.M.  
(730 SQ.FT.)

**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.

**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.

**Outline Planning Permission** was granted by Pendle Borough Council on 11<sup>th</sup> January 2019 under ref: 18/0772/VAR for the erection of five dwelling houses and improvements to access from Wheatley Lane Road at Trough Laithe Farm, Wheatley Lane Road, Barrowford. A copy of the outline planning decision is shown together with the proposed layout plan showing the proposed new entrance drive through the existing house garden, a small dwelling on the opposite side of the new driveway to the farmhouse and four large residences with garages and gardens in the present pony paddock.



**Town & Country Planning Act 1990  
Town & Country Planning  
(Development Management Procedure) Order (England) 2015**

**GRANT OF PLANNING PERMISSION**

**Application Ref: 18/0772/VAR**

Under the provisions of the above mentioned Act and Order, **Pendle Borough Council** as Local Planning Authority hereby grants planning permission for:-

**Proposal:** Full: Variation of Condition: Remove condition 4 (Affordable Housing) of Planning Permission 18/0389/OUT for the erection of 5 dwellinghouses and improvements to Wheatley Lane Road.

**At:** Trough Laithe Farm Wheatley Lane Road Barrowford

**Decision Date:** 11th January 2019

In Accordance with the application and plan(s) submitted to the Council on 3rd November 2018  
**Subject to following conditions:-**

**CONDITIONS:**

- 1 An application for approval of the reserved matters (namely the appearance, landscaping and scale of the site) shall be submitted in writing to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted must be begun two years from the date of approval of the last of the reserved matters to be approved.

Reason: This condition is required to be imposed by the provisions of Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Details of the appearance, landscaping and scale (hereinafter called the 'reserved

matters') shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: In order to comply with the requirements of Section 92 of the Town & Country Planning Act 1990.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

1602PHP/WLRF/LP01 Rev B, 1602PHP/WLRF/IL02, J912 Access Fig 1 and sss-7860-Wheatley Lane road, Barrowford Rev. A.

Reason: For the avoidance of doubt and in the interests of proper planning.

4. Prior to the commencement of development the applicant shall have submitted to and have agreed in writing by the Local Planning Authority a method statement which sets out in detail the method, standards and timing for the investigation and subsequent remediation of any contamination which may be present on site. The method statement shall detail how:-

a) an investigation and assessment to identify the types, nature and extent of land contamination affecting the application site together with the risks to receptors and potential for migration within and beyond the site will be carried out by an appropriately qualified geotechnical professional (in accordance with a methodology for investigations and assessments which shall comply with BS 10175:2001) will be carried out and the method of reporting this to the Local Planning Authority; and

b) A comprehensive remediation scheme which shall include an implementation timetable, details of future monitoring and a verification methodology (which shall include a sampling and analysis programme to confirm the adequacy of land decontamination) will be submitted to and approved in writing by the Local Planning Authority.

All agreed remediation measures shall thereafter be carried out in accordance with the approved implementation timetable under the supervision of a geotechnical professional and shall be completed in full accordance with the agreed measures and timings, unless otherwise agreed in writing by the Local Planning Authority.

In addition, prior to commencing construction of any building, the developer shall first submit to and obtain written approval from the Local Planning Authority a report to confirm that all the agreed remediation measures have been carried out fully in accordance with the agreed details, providing results of the verification programme of post-remediation sampling and monitoring and including future monitoring proposals for the site.

Reason: In order to protect the health of the occupants of the new development and/or in order to prevent contamination of the controlled waters.

5. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

6. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement

national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

7. No part of the development shall be commenced unless and until a Construction Code-of-Practice method statement has been submitted to and approved in writing by the Local Planning Authority. The code shall include details of the measures envisaged during construction to manage and mitigate the main environmental effects of the relevant phase of the development. The submitted details shall include within its scope but not be limited to:

- a) A programme of works including phasing, hours of operation and measures for the control of traffic to and from the site, and within the site, during construction.
- b) The areas and methods of loading and unloading of plant and materials.
- c) The areas for the storage of plant and materials.
- h) Location and details of site compounds
- i) An overall Construction Monitoring programme, to include reporting mechanisms and appropriate redress if targets/standards breached
- k) Parking area(s) for construction traffic and personnel
- L) Details of the provision and use of wheel washing on the site
- M) Site security

The Construction Code-of-Practice should be compiled in a coherent and integrated document and should be accessible to the site manager(s), all contractors and sub-contractors working on site. As a single point of reference for site environment management, the CCP should incorporate all agreed method statements, such as the Site Waste Management Plan and Demolition Method Statement. All works agreed as part of the plan shall be implemented during an agreed timescale and where appropriate maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate measures are in place to protect the environment during the construction phase(s).

8. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets and associated infrastructure including surface water drainage within the development have been submitted to and approved by the local planning authority. [The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established].

Reason: To ensure that the internal roads are adequately maintained and managed.

9. Prior to first occupation the garages, driveways and communal parking areas shall be constructed in a bound porous material and made available for use and maintained for that purpose for the as long as the development is occupied.

Reason: To ensure that adequate measures are in place to reduce surface water run-off and reduce the potential for flood risk.

10. The new estate road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level to each

plot before any development commences on that plot. The final wearing course shall be completed to each plot within 2 years of the substantial completion of each plot or within one week of the substantial completion of the final house on site whichever shall occur first unless another timescale is agreed in writing by the Local Planning Authority. If an alternative timescale is agreed the completion of the highway shall be undertaken in strict accordance with the agreed timescale.

Reason: To ensure that satisfactory access is provided to the site before construction of the development hereby permitted commences.

11. Prior to first occupation each dwelling shall have an electric vehicle charging point.

Reason: To ensure that the development provides for sustainable modes of travel.

12. Before a dwelling unit is occupied waste containers shall be provided on each plot.

Reason: To ensure adequate provision for the storage and disposal of waste.

#### **INFORMATIVES:**

- 1 Notes  
Informative  
The grant of planning permission will require the applicant to enter into a Section 38/278 Agreement, with Lancashire County Council as Highway Authority. The applicant should be advised to contact Lancashire County Council, Highway Development Support email - [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk) in the first instance to ascertain the details of such an agreement and the information to be provided

#### **REASONS FOR APPROVAL:**

- 1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The development is compliant with the aims of the Local Plan Part 1 and saved Policies of the Replacement Pendle Local Plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

#### **POLICIES:**

All Development Plan policies and proposals relevant to this decision and which form part of this decision notice are specified below:

CS Policy ENV1 - Protecting and Enhancing Our Natural and Historic Environments  
CS Policy ENV2 - Achieving Quality in Design and Conservation  
CS Policy ENV4 - Promoting Sustainable Travel  
CS Policy ENV7 - Water Management  
CS Policy LIV1 - Housing Provision and Delivery  
CS Policy LIV2 - Strategic Housing Site: Trough Laithe  
CS Policy LIV5 - Designing Better Places to Live  
RPLP Policy 31 - Parking



**Planning, Building Control and Licensing Services Manager**

**Application Ref: 18/0772/VAR**

**Date: 11th January 2019**

## **GUIDANCE NOTES FOR APPLICANTS WHERE AN APPLICATION HAS BEEN APPROVED**

This permission refers only to that required under the Town and Country Planning Act 1990 and does not include any consent or approval under any other enactment, byelaw, order, regulation or Act. This consent does not constitute Listed Building Consent.

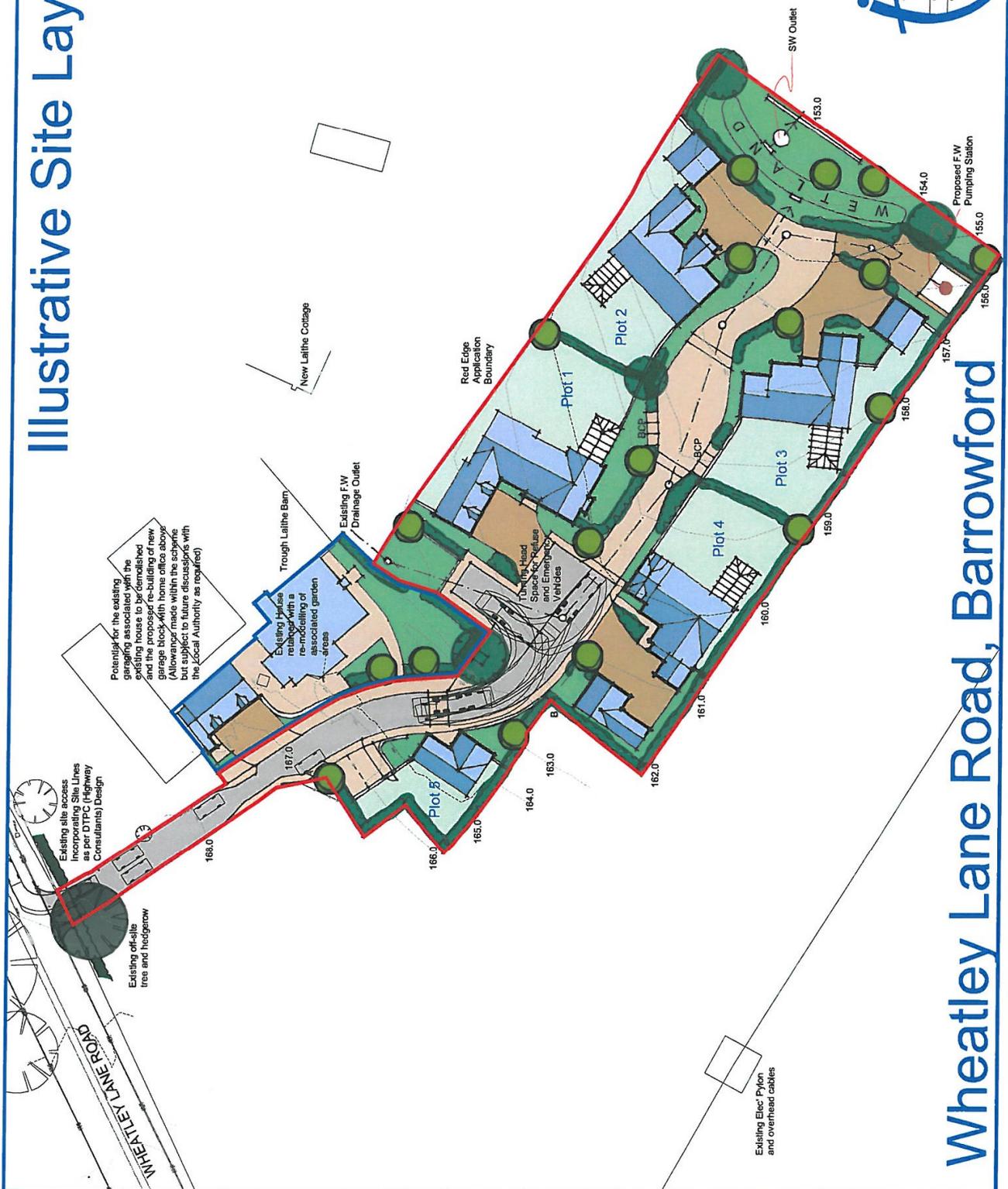
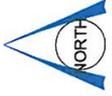
### **A) Appeals to the Secretary of State**

- If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he or she may appeal to the Secretary of State in accordance with sections 78 and 79 of the Town and Country Planning Act 1990 within six months of the date of this notice.
- If an enforcement notice is or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months of the date of this notice whichever period expires earlier.
- The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the Council. Appeals that are pursued unreasonably may be the subject of an award of costs in accordance with the provision of Circular 8/93.
- Appeals must be made on a form which is obtainable from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or from the web site <https://www.gov.uk/planning-inspectorate>. All information submitted will be available for the public to view on the internet.
- The Planning Inspectorate have introduced an online appeals service which you can use to make an appeal online – see <https://www.gov.uk/planning-inspectorate>. The Inspectorate will publish details of your appeal on the internet, including the original planning application form, supporting documents supplied to the local authority by you and with the completed appeal form and information you sent to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

### **B) Purchase Notices**

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

# Illustrative Site Layout



Potential for the existing garaging associated with the existing house to be demolished and the proposed re-building of new garage block with home office above. (Allowance made within the scheme but subject to future discussions with the Local Authority as required)

Existing site access incorporating Site Lines as per DTPC (Highway Consultants) Design

Existing off-site tree and hedgerow

Existing Elec' Pylon and overhead cables



**Bem Meadow House**  
 1602 PHW LRF IL02  
 1612 20K

Client	1602 PHW LRF IL02
Project	1602 PHW LRF IL02
Drawn By	1602 PHW LRF IL02
Checked By	1602 PHW LRF IL02
Scale	1:1000
Date	1602 PHW LRF IL02
Sheet	1602 PHW LRF IL02

# Wheatley Lane Road, Barrowford

\*Not to scale

