

EASY CONVERSION PROSPECT COTTAGE



1A GREEN HEAD COTTAGE

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

Price: £200,000 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.

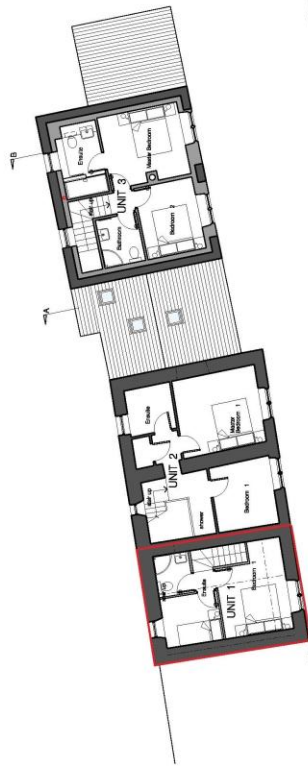
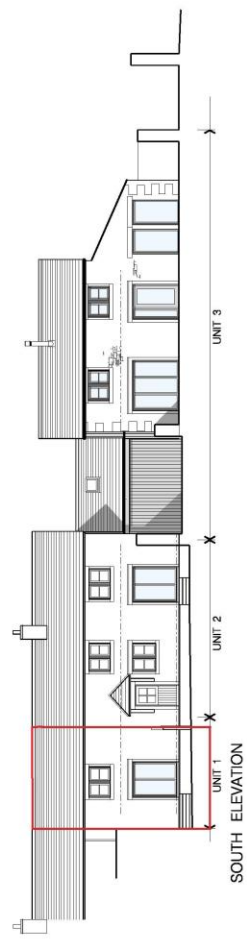
Solicitors:

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.



SECTION AA

SECTION BB

WEST ELEVATION

EAST ELEVATION

NORTH ELEVATION

natural blue/gray slate laid in diminishing courses
12 round gutters and circular downpipes upvc colour black
Stonework to match existing village stonework
Including corbels, sills and mortar
as sample panel
PVC aluminium external frameRAL colour 7004
Hardwood timber external frameRAL colour 7004
Natural stone paving
as sample
Tarmac to driveway as existing

B	10.11.22	Entrance /ground floor windows modified.
A	11.11.20	Garage converted

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Prüfung	Termin	Prüfungstermin
Prüfung	Termin	Prüfungstermin

Client
MR. E. METCALFE

Contract
PROPOSED ALTERATIONS &
EXTENSION TO
"COLLEGE" OFFICE BUILDING

PROPOSED PLANS, SECTIONS & ELEVATIONS

Job Number	Drawing Number	Rev	Category
13000	04	C	PLANNING

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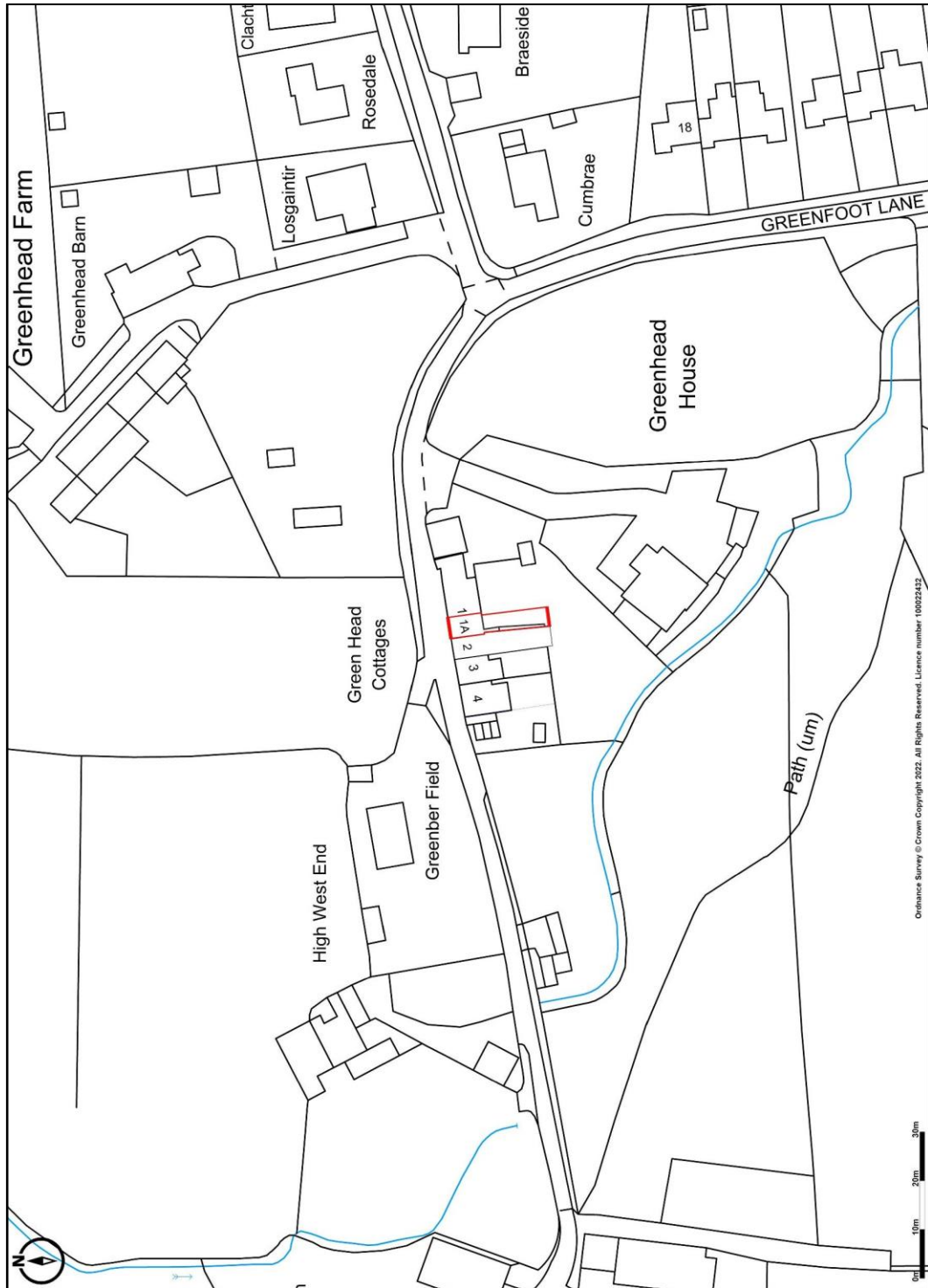
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

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



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MISREPRESENTATION ACT 1967:

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