

BUILDING PLOT FOR ONE DWELLING CHAIN HOUSE LANE, WHITESTAKE, NR PRESTON, PR4 4LB



Preston: 2 miles Penwortham: 1.5 miles Bamber Bridge: 1 mile M6 Junction 29/M65: 3 miles

AN EXCELLENT OPPORTUNITY TO DESIGN AND BUILD YOUR OWN HOME CLOSE TO PRESTON

- * Prime location with semi-rural outlook
 - * Design/build your own home
 - * 0.21 acre plot (840 sq. m)
- * Offers invited in excess of £250,000.00
 - * Additional land may be available

**SOLE SELLING AGENTS - RICHARD TURNER & SON,
14 MOSS END, CROOKLANDS, LA7 7NU.**

TEL – 015395 66800

EMAIL – kendal@rtturner.co.uk

FAX – 015395 66801

Through whom all offers and negotiations should be conducted

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

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
F: 015395 66801
E: kendal@rtturner.co.uk

VAT Reg. No. 636 2413 54

MONEY LAUNDERING REGULATIONS UNDER 'THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017' (SI 2017/692), BROUGHT INTO EFFECT IN JUNE 2017:

Under 'The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017' (SI 2017/692), brought into effect in June 2017, we are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or to the auctioneer prior to commencement of the sale.

*The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc. already given in the instance of purchase by auction) and a search via Experian to verify information provided (**please note the Experian search will NOT involve a credit search.**)*

DESCRIPTION:

The property has road frontage to Chain House Lane, Whitestake, Nr Preston and provides an excellent opportunity to build your own home. The property has planning in principle (see attached permission 07/2021/00358 from South Ribble Borough Council) and affords interested parties the opportunity to design and build to their own requirements (subject to detailed planning).

The land is edged red on the attached plan and is situated adjacent to and to the east of 138 Chain House Lane and is identified by a Richard Turner & Son sale board on site. Additional land may be available by negotiation.

SERVICES:

The agents believe that all mains services are available close by but no quotes have been obtained from utility companies in respect of connection charges. The purchasers should make their own enquiries regarding the same.

VIEWING:

Whilst the property is readily visible from Chain House Lane any interested purchasers who require access should contact the selling agents to make arrangements for access on to site.

TENURE:

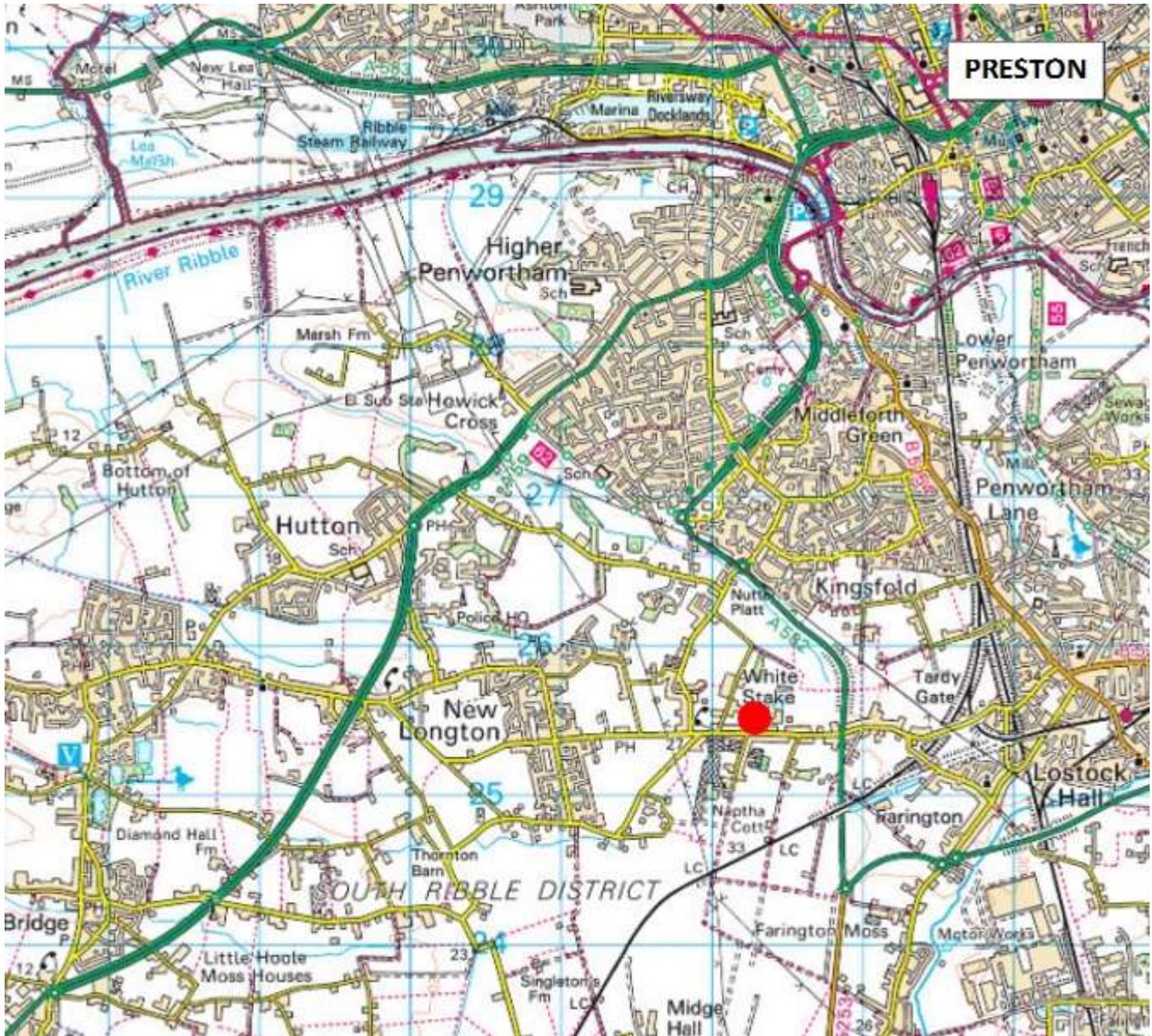
Freehold with vacant possession upon completion.

SALE PLAN:

Building Plot on Chain House Lane, White Stake



LOCATION PLAN:



Plans for illustration purposes only and are not to scale. Plans reproduced from the Ordnance Survey Plan with the permission of the Controller of H.M. Stationery Office. Licence No. 100004708

GENERAL REMARKS AND STIPULATIONS

LOCAL SERVICE AUTHORITIES:

Lancashire County Council - County Hall, Fishergate, Preston PR1 8XB. Tel: 0300 123 6701

South Ribble Borough Council - Civic Centre, West Paddock, Leyland, PR25 1DN. Tel: 01772 625625

Electricity North West – 304 Bridgewater Place, Birchwood Park, Warrington. WA5 6XG. Tel 0800 195 4141

United Utilities – Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP.
Tel: 0345 672 2888

PARTICULARS OF SALE:

The descriptive particulars (but not the stipulations and special conditions of sale) do not constitute, or constitute any part of any offer or Contract and all statements made herein are made without responsibility on the part of the Auctioneers or the Vendor. All intending purchasers should satisfy themselves as to their correctness. The Vendor does not make nor give and neither Richard Turner & Son nor any person in their employment has any authority to make or give any warranty as to the land and property.

SALES PARTICULARS AND PLANS:

The plan and quantities are based upon the latest available editions of the Ordnance Survey/Rural Land Registry maps as revised by the Auctioneers. Such plan and quantities and these particulars are believed to be correct but any error or omission or mis-statement shall not annul the sale nor entitle either party to compensation or in any circumstances give ground for any action at Law.

TENURE AND POSSESSION:

The land and property is freehold and vacant possession will be given on completion.

SPORTING AND MINERAL RIGHTS:

The mineral rights and sporting rights are included in the sale in so far as they are owned.

TIMBER AND WOOD:

All growing timber and fallen timber are included in the sale.

FIXTURES AND FITTINGS:

All fixtures and fittings are excluded from the sale, unless they are expressly stated as being included.

TOWN PLANNING AND LOCAL LAND CHARGES:

So far as the Vendor is aware the present use of the property is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information in regard to the Town and Country Planning. The land is sold subject to:

- a) all local and land charges and any requirements enforceable by any local or other Public Authority.
- b) all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other Public Authority and the Purchaser shall not be entitled to any compensation or right of rescission in respect thereof.

RIGHTS AND EASEMENTS:

The land is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights for the installation and or continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines over or under the land, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or constructions in connection with such rights.

OVERHEAD ELECTRICITY & TELEPHONE LINES & UNDERGROUND CABLES:

The Purchaser of the land shall take it subject to such wayleave as affects the same and shall be responsible to notify the appropriate authority of his interest.

DISPUTES:

Should any dispute arise before or after the date of completion between the Vendor and the Purchaser as to the interpretation of the particulars, or any matter whatsoever arising therefrom, or thereout, that matter in dispute shall be referred to the arbitration of RICHARD TURNER of Richard Turner & Son, Royal Oak Chambers, Main Street, Bentham, whose decision shall be final and binding on the parties in dispute.

INSURANCE:

As from the date of sale/signing of the Contract, the property shall be at the sole risk of the purchaser(s) and he/they shall effect his/their own insurance's accordingly.

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



SOUTH RIBBLE BOROUGH COUNCIL

Town and Country Planning Act 1990

Town and Country Planning (Permission in Principle)
(Amendment) Order 2017

PERMISSION IN PRINCIPLE

APPLICANT: Mr Andrew Holden

AGENT: Mr Luke Godden

Nutters Platt Farm
Whitestake
PR4 4bs

5 Bobbin Mill Coittages
Stubbins Lane
Claughton-on-Brook
Preston
PR3

REFERENCE NUMBER: 07/2021/00358/PIP
2021

DATE OF APPLICATION: 31 March

PARTICULARS AND LOCATION OF DEVELOPMENT:

One Dwelling

at:

Land To The East Of , Fern Bank, 138 Chain House Lane, Whitestake, Preston, Lancashire,
PR4 4LB

The South Ribble Borough Council hereby give notice in pursuance of the above mentioned regulations that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted or other such amended plans that may be agreed in writing by the Local Planning Authority subject to the following conditions:

Informative: The decision to grant planning permission has been taken having regard to the policies and proposals in the South Ribble Local Plan and the Central Lancashire Core Strategy as set out below, and to all relevant material considerations including Supplementary Planning Guidance:

This informative is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please contact the Development Control Section who will be able to assist and can provide a copy of the application report if required.

Telephone: 01772 625400 or **email:** planning@southribble.gov.uk



**JONATHAN NOAD
DIRECTOR OF PLANNING AND PROPERTY**

DATE OF DECISION: 27 April 2021

Important Note: This permission relates only to that required under the Town and Country Planning Act. It does not provide any consent or approval under any other enactment, byelaw, order or regulation including the Building Regulations. If you are in any doubt about the need to obtain approval under the Building Regulations then please contact the Building Control Section, Civic Centre, West Paddock, Leyland on 01772 625400 or email: bldcontrol@southribble.gov.uk

The applicant is advised that all planning permissions granted on or after the 1st September 2013 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website <https://www.southribble.gov.uk/content/community-infrastructure-levy> or contact the CIL Officer CIL@southribble.gov.uk

In determining the above planning application, the Council has implemented the requirements of paragraph 38 of the NPPF 2019 and worked proactively and positively with the applicant.

Appeal to the Secretary of State

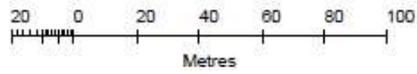
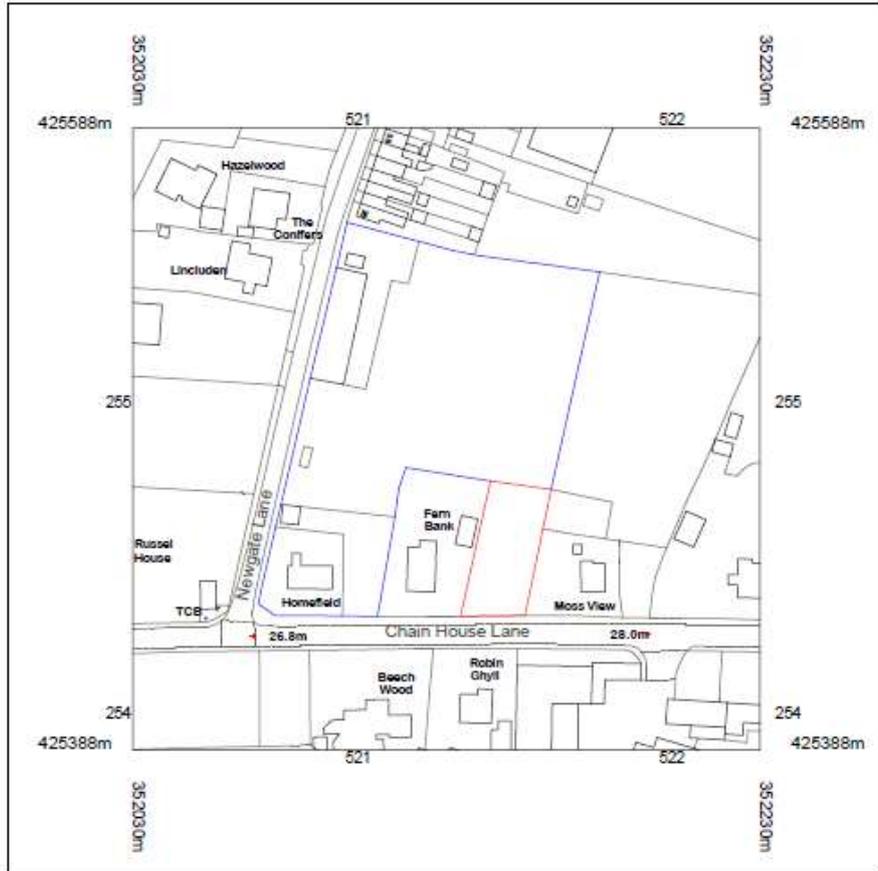
1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.
 2. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
 3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
 4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provision of the development order and to any directions given under the order.
 5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.
 6. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.
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Purchase Notices

1. If either the local planning authority or the Secretary of State for the Environment refused 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.

2. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) 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 V, Chapter I of the Town and Country Planning Act 1990.

Stanfords VectorMap



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