

PS140

By Direction of Messrs KJ & CE Wrathall

3 Adjoining Stone Barns with Detailed Planning Permission to form Residential Study Workshops with Ancillary 18 Bedroomed Living Accommodation

Stone Grove Farm

Mewith Lane
High Bentham
Nr Lancaster
LA2 7AW



Price: £400,000 Region

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

Comprising a set of 3 adjoining traditional stone built barns (extending to over 2,750 square feet overall ground floor (255m²)) having the benefit of detailed planning consent (3 years consent dated 29th September 2009) for change of use to form residential study workshops with ancillary 18 bedroomed living accommodation.

Situated in an idyllic rural location adjacent to an existing farmstead conveniently within only 1 mile of High Bentham.

Lancaster and The M6 - 16 miles, Settle and The Yorkshire Dales National Park 12 miles,
Kendal and The Lakes 20 miles approx.

Please Note The Planning Permission States:- "No part of the development hereby permitted shall be used for residential accommodation other than by any person or persons wholly employed for the operation or management of the residential study workshops permitted. Such residential accommodation shall not be occupied or brought into use before the whole development is completed and brought into use".

N.B. Prior to September 2009 there was a previous detailed Planning Consent for conversion of the 3 adjoining stone barns to create 3 x 3 bedroomed dwellings incorporating "B1" workshops (which could possibly be reverted if desired, subject to necessary planning approval being sought, - further details available upon request).

Planning Decision Notice, Structural Appraisal and Bat and Barn Owl Survey available for inspection at Richard Turner & Son's Bentham Office during normal office hours or via web links:-

Planning Permission & Plans: <http://www.rturner.co.uk/stone-grove-barns-decision-notice-summary.pdf>

“Structural Appraisal”: <http://www.rturner.co.uk/stone-grove-barns-structural-appraisal.pdf>

“Ecological Survey”: <http://www.rturner.co.uk/stone-grove-barns-bat-barn-owl-survey.pdf>

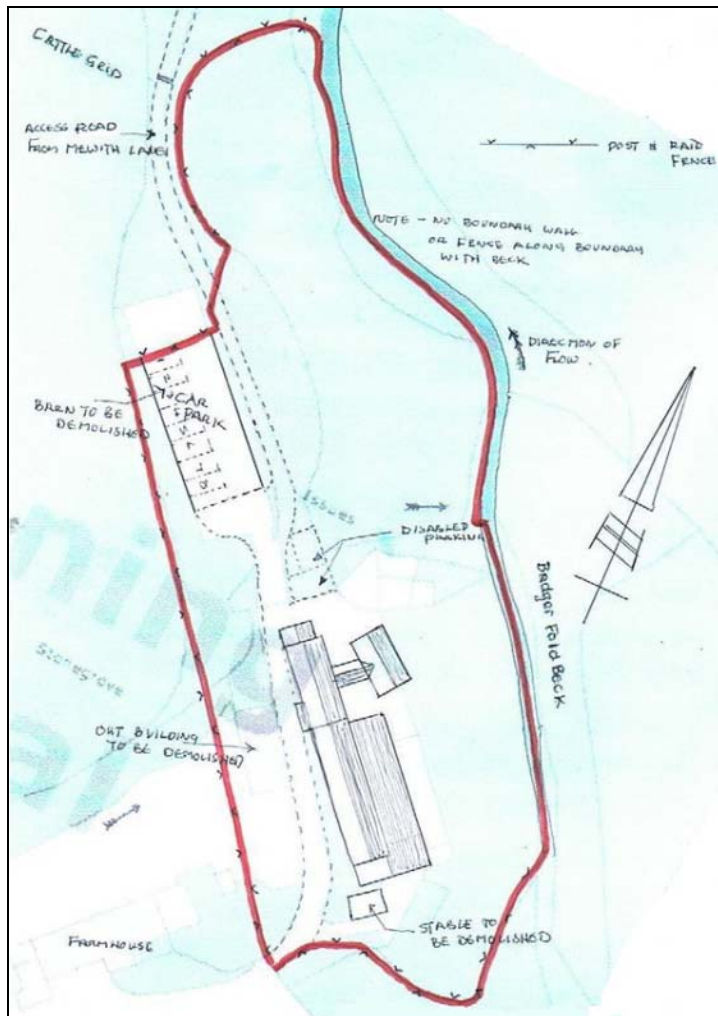
Services: Mains water and electricity available subject to application by the purchaser. Proposed private sewerage treatment plant to be installed by the purchaser.
(N.B. Any necessary access works and proposed site line works to be conducted by the purchaser).

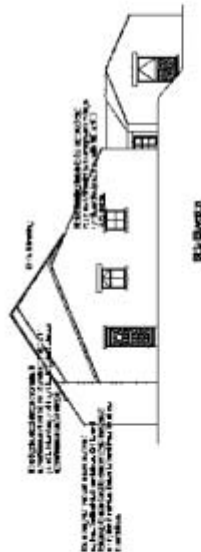
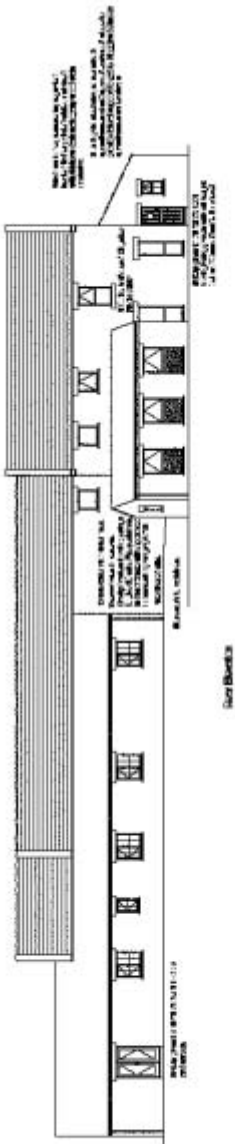
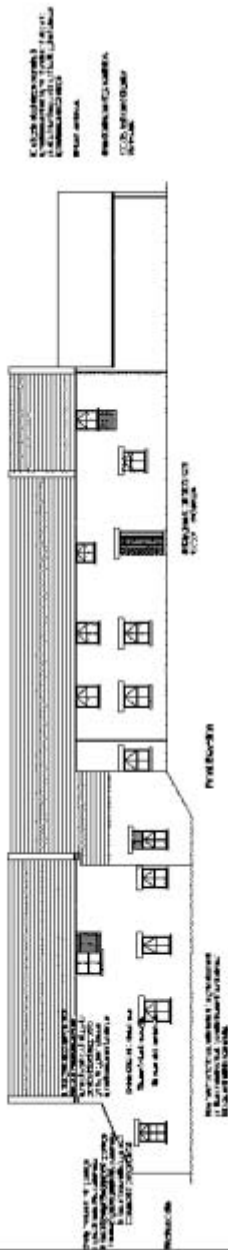
Tenure: Freehold with vacant possession on completion.

Solicitors: To be decided.

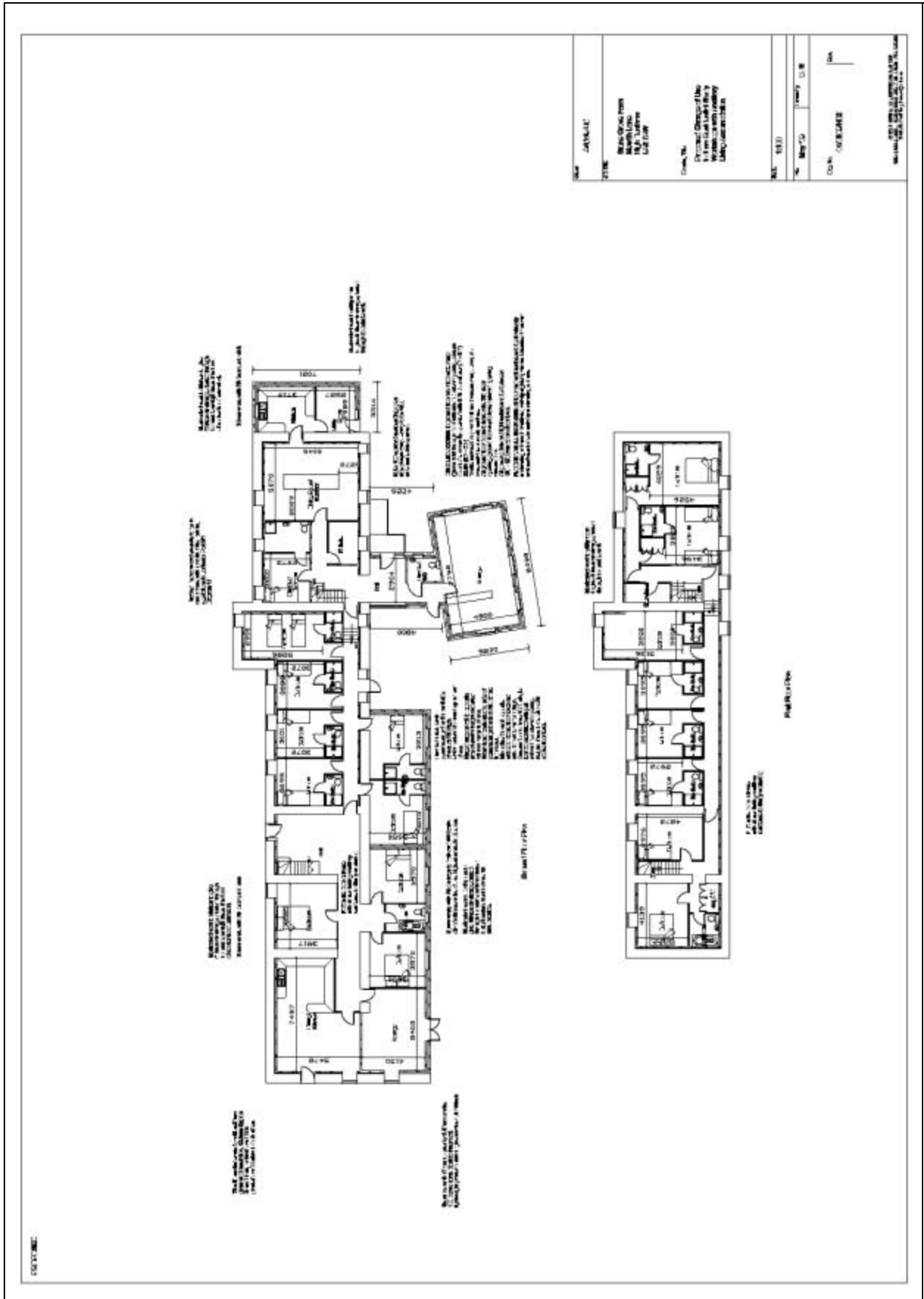
Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.
Through whom all offers and negotiations should be conducted.

Proposed Site Plan





DATE	08/14/12
BY	Steve Green, Steve Mason, Lisa R.J. Taylor, Liz Hill
PROJECT	Psychic Center of Ohio 1100 East Lake Street Columbus, Ohio 43204 43204-1000
SCALE	1/8" = 1'-0"
NO.	00000000
DATE	08/14/12
BY	Steve Green, Steve Mason, Lisa R.J. Taylor, Liz Hill
PROJECT	Psychic Center of Ohio 1100 East Lake Street Columbus, Ohio 43204 43204-1000
SCALE	1/8" = 1'-0"
NO.	00000000
DATE	08/14/12
BY	Steve Green, Steve Mason, Lisa R.J. Taylor, Liz Hill
PROJECT	Psychic Center of Ohio 1100 East Lake Street Columbus, Ohio 43204 43204-1000
SCALE	1/8" = 1'-0"
NO.	00000000



DATE	2/24/11
TITLE	MEANS OF EGRESS REVISIONS FOR LIFE PLAN
OWNER	Richard Turner & Son 11111 1st Street Lubbock, TX 79424
SCALE	1/8" = 1'-0"
NO.	1000
DATE	1/10/11
BY	J. J. JAMES
CHECKED	J. J. JAMES
APPROVED	J. J. JAMES

MISREPRESENTATION ACT 1967:

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