



Suite 9, Grindleton Business Centre, The Spinney, Grindleton, BB74DH

Tel: 01200 449700 www.ghaonline.co.uk email: info@ghaonline.co.uk





RESIDENTIAL DEVELOPMENT SITE OFF WHITTINGHAM LANE, LONGRIDGE, PR

An opportunity to purchase a ready to build development site extending to 0.94 acres with full planning permission for the erection of seven detached four bedroom dwellings and garages. The proposed development will if developed as proposed provide seven dwellings with a gross internal floor area of 11,300sq ft including garages.

G

H

A



Suite 9, Grindleton Business Centre, The Spinney, Grindleton, BB74DH

Tel: 01200 449700 www.ghaonline.co.uk email: info@ghaonline.co.uk





LOCATION

The development site is situated on the west side of the settlement of Longridge adjacent to and with access off Whittingham Road B5269. There is a recently constructed Aldi immediately opposite the site and there are several supermarkets and a wide range of shops, services and facilities available in Longridge all within easy walking distance of the site. The site lies on the southern side of Whittingham Road.

DESCRIPTION

The property comprises a former allotment and tennis courts which extends to approximately 0.94 acres which has the benefit of detailed planning permission for the development of seven detached dwellings.

The site has been cleared by the owner and is ready for immediate development.

The site is adjoined by housing to the east, a single large dwelling to the west and open countryside to the south.

There are a number of protected trees along the frontage with Whittingham Road which result in the proposed dwellings being set back from Whittingham Road and having an attractive outlook and setting.

The access into the site is adjacent to 33 Whittingham Road which is owned by the vendor.



Suite 9, Grindleton Business Centre, The Spinney, Grindleton, BB74DH

Tel: 01200 449700 www.ghaonline.co.uk email: info@ghaonline.co.uk





Suite 9, Grindleton Business Centre, The Spinney, Grindleton, BB74DH

Tel: 01200 449700 www.ghaonline.co.uk email: info@ghaonline.co.uk



SERVICES

It is understood that the property does not include any mains service connections, however mains water , foul drainage, gas and electricity are available in the area. The purchaser will be responsible or obtaining service connections.

RIGHTS & EASEMENTS

We are not aware of any rights of way, wayleaves or easements affecting the land.

PLANNING

Outline planning permission was granted under application number 06/2019/0465 for 9no. dwellings (access applied for only) with all other matters reserved. The application was approved on 23 December 2019.

A reserved matters application was approved under application number 06/2021/1396 which proposed the construction of seven dwellings. The application was approved on 8 March 2022.

A discharge of conditions application was approved under application number 06/2021/1399 on 14 April 2022.

Copies of the planning decision notices and relevant supporting information are available upon request.

TENURE

The property is offered freehold with vacant possession available on completion.

LOCAL AUTHORITY

Ribble Valley Borough Council, 01200 425111

VIEWING

Viewings are strictly by appointment with Gary Hoerty Associates as the sole selling agents.

METHOD OF SALE

The property is offered for sale by private treaty.



Suite 9, Grindleton Business Centre, The Spinney, Grindleton, BB74DH
Tel: 01200 449700 www.ghaonline.co.uk email: info@ghaonline.co.uk





- Landscape Key:**
- Rear Garden Grassed Area
 - Parking Area
 - Front Garden Grassed Area
 - Path / Patio Area
 - Dwelling

- Amendment D - 02.02.2022:** Proposed site plan access road layout amended in line with Planning Officer requirements.
- Amendment C - 07.01.2022:** Trees with TPO status shown on Proposed site plan.
- Amendment B - 06.01.2022:** Minor amendment to proposed road layout to facilitate access for large vehicles.
- Amendment A - 29.11.2021:** Changes in line with Officer comments

G H A
Gary Hoerty Associates
 Gary Hoerty Associates Chartered Surveyors
 Suite 9 - Grindleton Business Centre
 The Spinney
 Grindleton
 Clitheroe
 Lancashire BB7 4DH
 T: 01200 449700
 Email: info@ghaonline.co.uk

Project: (Ref No: Kel.592.3076)
 Planning - Re-submission - Reserved Matters and application for residential development on land at Whittingham Road, Longridge.

Title: Detail Site Plan					
Drawing No: Kel/592/3076/03	Drawn: PF				
Client: Mr R Kellet					
Date: 19.10.2021	Scale: 1:500 @ A3				
Amendments:	<table border="1"> <tr> <td>A</td> <td>B</td> <td>C</td> <td>D</td> </tr> </table>	A	B	C	D
A	B	C	D		

MONEY LAUNDERING REGULATIONS
 Prospective buyers should be aware that in the event they submit an offer on the property it is required that they provide documents in relation to money laundering regulations. These must be in the form of confirmation of the purchasers ability to fund the purchase, photographic identification (i.e. driving licence or passport) and a utility bill showing the potential purchaser's address, these can be provided in the following ways:

- Bring original documents to copy into Gary Hoerty Associates Ltd office.
- Post original documents to copy by Gary Hoerty Associates Ltd
- Post a certified copy via your solicitor.

IMPORTANT INFORMATION
 Gary Hoerty Associates for themselves and for the vendors or lessors of this property whose agent they are, give notice that:

- a. All descriptions, plans, dimensions, references to condition or suitability for use, and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- b. Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;
- c. No person in the employment of Gary Hoerty Associates has any authority to make or give any representations or warranty whatsoever in relation to this property. These particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract;
- d. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute an offer or contract nor any part thereof.



Suite 9, Grindleton Business Centre, The Spinney, Grindleton, BB74DH
 Tel: 01200 449700 www.ghaonline.co.uk email: info@ghaonline.co.uk

