

For sale by public auction
The Ribblesdale Centre, Lincoln Way,
Clitheroe
BB7 1QD

Thursday 3rd October 2019 - 4pm



Ashcroft, Mill Lane, Waddington, BB7 3JJ

Guide Price £350,000



The property at present comprises a single storey two bedroom dwelling surrounded by timber sheds, gardens and land extending to approximately 2 acres. The plot lies in a fantastic location, approximately $\frac{3}{4}$ of a mile out of Waddington just off Slaidburn Road with superb southerly aspects over the valley.

Planning

A Pre-Application Planning enquiry has been submitted for a replacement dwelling of approximately 3000 square feet plus a detached garage. A copy of the application and the response is attached, the conclusion stating quite clearly that "the proposed development would be acceptable in principle..."

The property is to be sold by - **The Modern Public Auction** - a more flexible method of purchase whereby a non refundable Reservation Fee is payable by the purchaser on the fall of the hammer, but will not be required to exchange contracts immediately. It allows up to 28 days to exchange contracts and a further 28 days thereafter to complete. This allows time to secure a mortgage, or make other financial arrangements.

Purchasers Fees

The successful bidder will pay a Reservation Fee of 2% plus VAT to the auctioneers at the sale along with a contribution to the vendors legal fees of £250 plus VAT.

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tel. 01254 828810

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Local and Service Authorities

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA Tel: 01200 425111
Lancashire County Council, PO Box 78, County Hall, Fishergate, Preston PR1 8XJ Tel: 0800 0530000
United Utilities (water supply) Tel: 0845 7462200
Electricity North West 0800 195 4141

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 of contract and all Statements made herein are made without responsibility on the part of the Auctioneers or the Vendor. Any intending Purchaser should satisfy themselves as to their correctness. The Vendor does not make nor give and neither Athertons Ltd nor any person in their employment has any authority to make or give to the Land and Property.

Sale Particulars and Plans

The Plan and Quantities are based upon the latest available edition of the Ordnance Survey as revised by the Auctioneers. Such Plans and Quantities and these Particulars are believed to be correct but any error or omission or mis-statements shall not annul the sale nor entitle either part to compensation or in any circumstances give ground for any action at Law.

Walls Hedges and Fences

The Purchaser of the property will be required to maintain in stockproof condition the walls, hedges and fences marked with a "T" on the side of the wall, hedge or fence to which it belongs. Where there is no wall, hedge or fence built or existing, or where the existing wall, hedge or fence is not in reasonable repair, then the Purchase with a "T" marked on that side will be required to erect an adequate stockproof fence within three months of completion and thereafter maintain it in a stockproof condition.

Tenure and Possession

The land is Freehold and Vacant Possession will be given on completion.

Town Planning and Local Land Charges

So far as the Vendor is aware the present use of the land 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.

Each Lot is sold subject to all Local and Land Charges and any requirements enforceable by any Local or other Public Authority, and subject to 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, indemnity 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, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage any other pipelines through, over or under any part, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or construction in connection with such rights.

Overhead Electricity and Telephone Lines and Underground Cables

The Purchaser of the each Lot shall take it subject to such wayleaves as effects the same and where applicable wayleave rents shall be apportioned by the Vendor to the various Lots. The Purchaser of the Lots affected by the wayleaves shall be responsible to notify the appropriate of their interest.

Disputes

Should any dispute arise before or after the date fixed for Completion between the Purchasers or between the Vendor and the purchaser as to the interpretation of the Particulars of any matter whatsoever arising therefrom or thereout that matter in dispute should be referred to the arbitration of John Atherton of Athertons Ltd whose decision shall be final and binding on the parties in dispute.

Order of Sale

The Vendor reserves the right to sell the land as a whole or any Lot or part of it before the Auction, to alter the order of sale, to amalgamate or divide the Lots or withdraw the whole or any Lot or Lots, without declaring the reserve price. It is, however, anticipated that the land will be offered in individual lots as catalogued.

Conditions of Sale

The Conditions of Sale WILL NOT be read out at the Auction Sale but a copy thereof will be available for inspection at the offices of the Vendor's solicitors during normal working hours for fourteen days prior to the date of the Auction Sale.

Services

Mains water and electricity are supplied.

Money Laundering Regulations

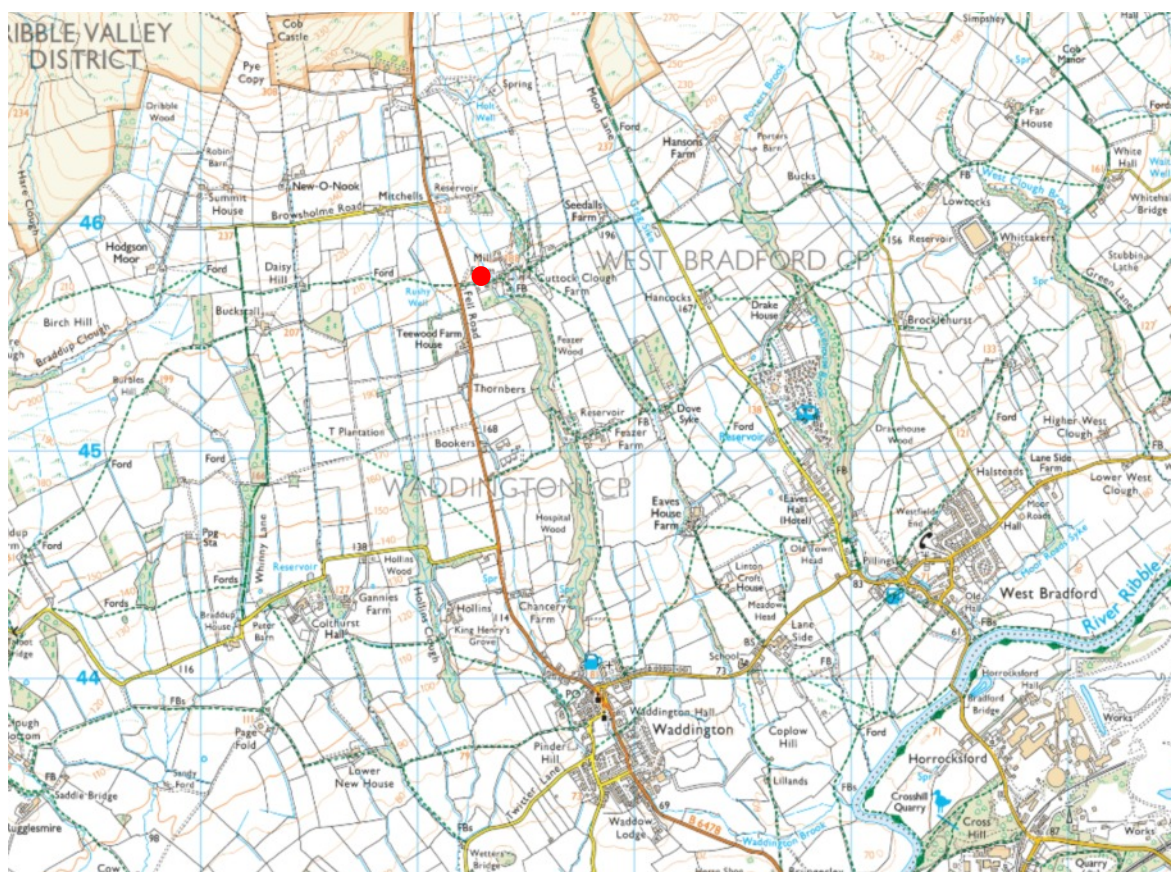
Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

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 the auctioneer prior to commencement of 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 (**however please note the Experian search will NOT involve a credit search**).

Note: If you are intending to attend an auction sale or have definite interest in any auction properties, please ring the Whalley office on 01254 828810 to register your interest so we can inform you of any developments/amendments prior or if the auction has to be postponed/cancelled)





viewings

Strictly by appointment tel. 01254 828810

office hours

53 King Street, Whalley, BB7 9SP

Monday to Friday 9.00am to 5.00pm

Saturday 9.30am to 2.30pm

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surveys

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mortgage consultant

For professional advice on mortgages call Athertons Whalley office. (Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it).

August 2019

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www.athertons-uk.com

Peter Hitchen Architects

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
26 June 2019

PRE-APPLICATION ENQUIRY
PROPOSED REPLACEMENT DWELLING AND DETACHED GARAGE TO
ASHCROFT, MILL LANE, WADDINGTON.



The Site

The site is located just off Slaidburn Road on Mill Lane approximately ¼ mile from Waddington and its amenities. The site is located within the AONB of Bolton-By-Bolton

The site at present, consists of a single storey two-bedroom dwelling with detached garage and out buildings. The dwelling is set within the properties surrounding gardens to the north, east and south along with the driveway which is located to the south west of the property. The land to the north of the dwelling is agricultural land, this land along with the residential land, forms the overall curtilage of the property.



Planning History

Following research and a study of the deeds, we can confirm that the existing building was constructed in 1978, a further planning application was placed and granted in July 1985, application number 3/85/0403/P. This was for a proposed extension to form one stable building and two storage buildings.

The proposal

The proposal demonstrates a two-storey replacement dwelling with a detached double garage.

The proposal involves the demolition of the existing dwelling along with surrounding outbuildings and garage. This would be followed by the erection of a replacement dwelling and detached garage.

The proposed dwelling is two-storey with an eave's height of 4.9m and a ridge height of 7.6m, the building is rectangular in shape with maximum dimensions of 13m x 10.5m. The proposed external materials comprise of natural stone walling to the lower elevation with dark timber cladding to the upper elevation. The roof will comprise of blue slate to match the existing and surrounding buildings.

Internally the accommodation includes the following: ground floor - 4 bedrooms with en-suites, two of which contain dressing rooms, a family bathroom and a plant room. The first floor comprises of an open plan kitchen/diner, utility, WC, Study and lounge. A small balcony is accessible from the landing at the top of the stairs.

The proposed detached garage has dimensions of 6.775m x 6.725m with an eave's height 2.6m and a ridge height of 4.7m. The materiality of the garage is to match that of the host dwelling, whilst appearing subservient in appearance. Walls will consist of natural stone walling with dark timber cladding.

Massing

The total curtilage for the site including agricultural land is 8,740.5 m² / 2.15 Acres, 963.2 m² of this is residential, with the remaining 7777.3 m² being agricultural.

The existing dwelling and out buildings have a combined footprint of 164.3 m², the proposed replacement dwelling and detached garage has proposed footprint of 174.8 m². The proposal is a modest increase of 6.39%.

Conclusion

This statement along with the supporting drawings, A100, A200 and A300 demonstrate the proposal for the demolition of the existing dwelling along with all surrounding outbuildings. Following the demolition and clearance of the site, the erection of a replacement dwelling with a detached garage will commence in accordance with drawings A200 & A300.

Roger Hines
Peter Hitchen Architects
Marathon House
The Sidings Business Park
Whalley
BB7 9SE



Proposed Dwelling





Ribble Valley
Borough Council

www.ribblevalley.gov.uk

RIBBLE VALLEY BOROUGH COUNCIL

Officer:	Lee Greenwood	Direct Tel:	01200 414493	Council Offices Church Walk Clitheroe Lancashire BB7 2RA	
Email:	lee.greenwood@ribblevalley.gov.uk				
Our Ref:	RV/2019/ENQ/00081				
Site Location:	Ashcroft, Mill Lane, Waddington			Tel: 01200 425111	Fax: 01200 414487
Proposal:	Erection of replacement dwelling				
Date:	July 2019				

Pre-Application Enquiry Response

Dear Roger,

I write further to your submission of a request for pre-application advice at Ashcroft, Mill Lane, Waddington. The enquiry seeks the Council's views on the erection of a replacement dwelling at this plot.

The site lies some 1.5km north of the main Waddington settlement and sits within a cluster of residential properties within the Forest of Bowland AONB.

Relevant Core Strategy Policies:

- Key Statement DS1 – Development Strategy
- Key Statement EN2 – Landscape
- Key Statement EN4 – Biodiversity and Geodiversity
- Policy DMG1 – General Considerations
- Policy DMG2 – Strategic Considerations
- Policy DMG3 – Transport and Mobility
- Policy DME1 – Protecting Trees and Woodland
- Policy DME3 – Site and Species Protection and Conservation
- Policy DME6 – Water Management
- Policy DMH3 – Dwellings in the Open Countryside and AONB
- National Planning Policy Framework (NPPF)

Principle of Development:

Policy DMH3 confirms that the rebuilding or replacement of an existing dwelling within the AONB is acceptable where:

- The residential use of the property has not been abandoned
- There is no adverse landscape impact associated with the replacement
- There is no need to significantly extend the curtilage of the property

Therefore the erection of a new dwelling at Ashcroft is not unacceptable in principle, subject to an assessment of any site specific issues which may be relevant.

Design, Layout & Landscape:

Whilst the site is located within the AONB and some distance outside of the village boundary, it is not visually isolated and lies within an area of built form along Mill Lane. The existing property appears to have developed in a piecemeal fashion over time and is of little architectural merit, as such its loss is unlikely to raise any adverse issues.

The replacement dwelling would occupy a broadly similar position within the plot and result in a marginal increase in footprint (circa 7% as detailed in the supporting statement). The most notable difference would be an increase in height, with the currently bungalow replaced by a two storey dwelling, finished in random natural stone and dark timber cladding under a slate roof. The overall vernacular combines traditional form with contemporary elements, particularly to the rear where large areas of glazing are proposed to take advantage of views across the landscape.

Key Statement EN2 states *"The landscape and character of the Forreast of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area...As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials"*. The NPPF (paragraph 172) attaches 'great weight' to conserving the landscape and scenic beauty of the AONB which is afforded the highest status of protection.

Taking in to account the topography of the immediate area (which would help to mitigate the impact of the proposals from public vantage points) and the proximity of the site to existing built form, I do not consider that the scheme is likely to generate significant landscape impacts. Whilst it would be larger than the existing dwelling, the use of natural materials and a more traditional form does offer an element of improvement when compared to the white rendered bungalow with its haphazard roof arrangement. The detached garage raises no undue concerns, adopting a similar design approach to the host dwelling.

Residential Amenity:

Accounting for the separation distances to the nearest properties, I do not foresee any significant amenity issues arising from the proposals.

Highways:

The layout as shown would not appear to generate any adverse highway safety issues, however if you require formal clarification prior to submission I would recommend that you utilise LCC's pre-application advice service:

<https://www.lancashire.gov.uk/business/business-services/pre-planning-application-advice-service/pre-planning-application-highways-advice-service>

Ecology:

As demolition works are proposed, a bat survey should be submitted with any forthcoming application.

Other Matters:

Due to recent changes in planning legislation the Council must now seek the formal agreement of the applicant (or their agent) to impose pre-commencement conditions, should it be minded to grant planning permission.

Therefore, you may wish to consider providing a greater level of information at the outset for the Council to assess, in order to avoid the need for such conditions. A provisional validation checklist is provided below, however I'm sure you appreciate that requests for further technical information may be made by third party consultees during the application which cannot necessarily be anticipated at this stage.

Conclusion:

Taking account all of the issues above, it is my view that the proposed development would be acceptable in principle subject to a full assessment of all relevant material considerations during the application process.

Submission Requirements:

Should you proceed to submission of a formal application, based on the nature of the proposal/site constraints identified above, it is my opinion that the Local Planning Authority would require the following information to accompany such an application:

- Application forms
- Location plan
- Site plan (existing and proposed – indicating parking arrangements, tree positions etc.)
- Elevations/floor plans (existing and proposed)
- Supporting Design Statement
- Bat Survey

Please note this aforementioned required information may not be exhaustive and is provided on the basis of the level of information submitted. Failure to provide required information is likely to result in an application being made invalid until such information is received or potentially refused on the basis of insufficient information.

The above observations have been provided on the basis of the level of information submitted and the comments contained within this response represent officer opinion only, at the time of writing, without prejudice to the final determination of any application submitted. Should you wish to discuss any of these matters further please do not hesitate to contact me.

Yours Sincerely

Lee Greenwood
Pre-application Advice Officer
lee.greenwood@ribblevalley.gov.uk