

## LAND OFF MILL LANE

£750,000

Low Bentham, LA2 7DF

***Unique (adj.)*** distinctive, individual, special.

**A truly unique and incredibly rare development opportunity to create an exceptional lifestyle property using innovative design and significant architectural merit, as well as combining practical living space with cutting edge modern design.**

Situated on the banks of the River Wenning and commanding stunning panoramic views towards the Three Peaks, the plot, c. 2.1 acres (0.85 hectares) has consent for a 'Paragraph 79 project' for a single dwelling, c. 4327 sq ft, (402 sq m), garage, associated landscaping and new vehicle access. Single bank fishing rights are included.

**Build your own 'grand design' in the countryside, fit for the 21st century and beyond.**



*For identification purposes only*

Proposed ground floor



Proposed first floor



Proposed second floor

House: 4327 sq ft (402 sq m)  
 Garage: 678 sq ft (63 sq m)  
 Car port: 871 sq ft (81 sq m)  
 Outbuildings: 1700 sq ft (158 sq m)

NO.	DATE	DESCRIPTION
1	2019/07/19	Final Plan
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# Welcome to LAND OFF MILL LANE

£750,000

## Low Bentham, LA2 7DF

**The planning concept** - Paragraph 79 states the following:

Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

e) the design is of exceptional quality, in that it:

- is truly innovative, reflecting high standards of architecture, and would help to raise the standards of design more generally in rural areas; and
- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area

**Planning consent** was granted by Craven District Council on 23 July 2019, reference number: 2019/20743/FUL for a 'single detached dwelling, garage and kennels, associated landscaping and new vehicle access.' JMP Architects in Lancaster and Rural Solutions, Skipton worked in conjunction with the vendor to create this innovative design.

The project has been driven by the principle to minimise the impact of a new dwelling on the environment, both during construction and occupation - these principles include use of locally sourced materials to reduce carbon footprint, construction timber from sustainably managed forests, grass roofs to outbuildings to reduce rain water run off, Passivhaus standards, designed for ultra low energy consumption combined with consistently good internal air quality achieved by super insulation, thermal bridge free design, heat recovery ventilation (MVHR), low energy, long life light fittings and renewable energy sources (air source heat pumps and micro-hydro pumps).

The house and outbuildings sit towards the southern most corner of the site, taking advantage of the stunning views towards Ingleborough. The entrance is through the existing field entrance resulting in the house sitting against the backdrop of trees to the river and not breaking the skyline.

Set over three floors, floor to ceiling windows are focused either to the courtyard or the open views to the east and allow light to flood in. Plans show for a fabulous contemporary open plan living space with seating terraces to the north and east; the dining kitchen and sitting room are separated by a few steps and glass balustrade - the glass works well so as not to lose the view whilst you are in the dining area. Ancillaries include utility and a plant room and cloakroom. Also to the ground floor is an en suite bedroom. A gallery sits above the kitchen with glazed balustrade, there are two further en suite doubles and a principal suite with bedroom, bathroom and dressing area to the first floor and a fifth double en suite bedroom to the second floor.

The drive (proposed to be non tarmac) flows around and down to arrive between the house and garage/workshop and on through the courtyard. The outbuildings are cut into the landscape so that the roof line emerges from the field grass. There is excellent parking provision with a double garage and triple car port. Also shown on the proposed plan are two general stores, a log store, gardeners' WC and kennelling.

The site, an open sloping field c. 2.1 acres (0.85 hectares) is bounded by stone walls and trees. Bordering the River Wenning with its salmon ladder, weir, bedrock pools and bends, single bank fishing rights are included. The site is partly wooded and new tree planting is part of the proposed scheme providing ecological enhancement. An oasis of serenity in every sense.

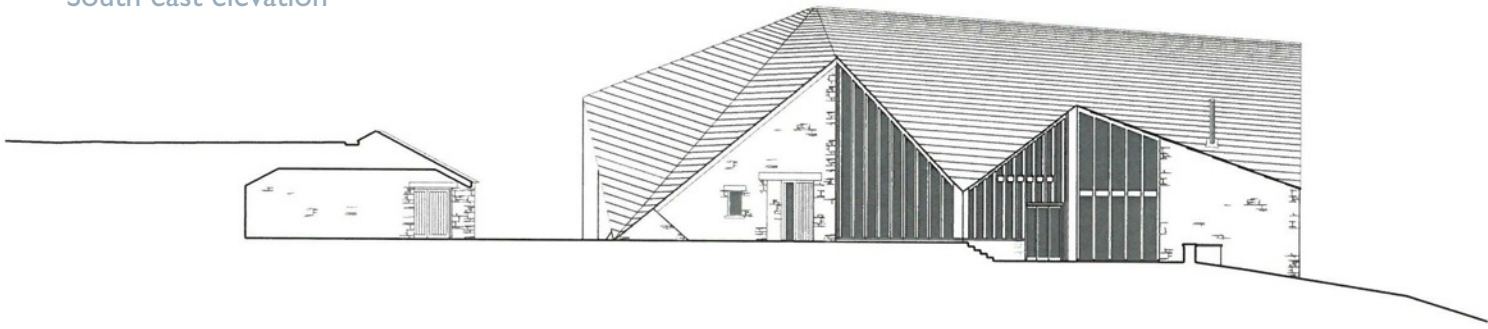


CGI image

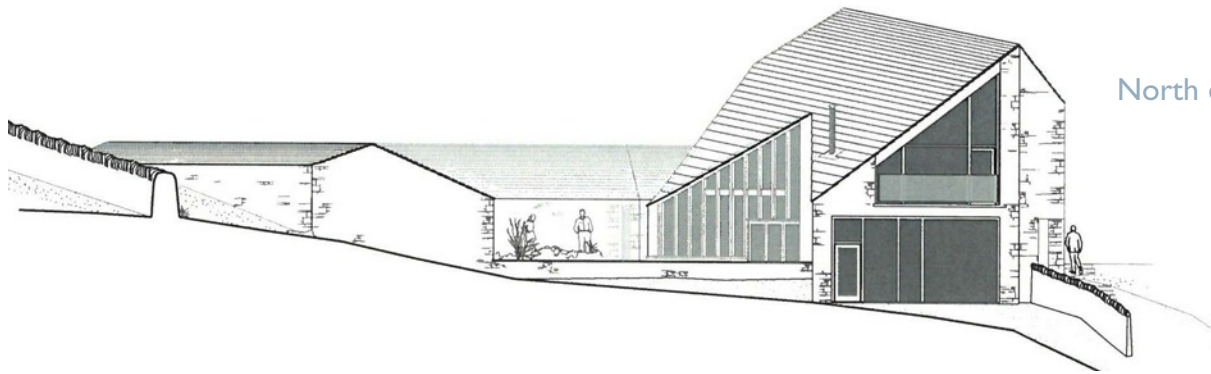


CGI Image

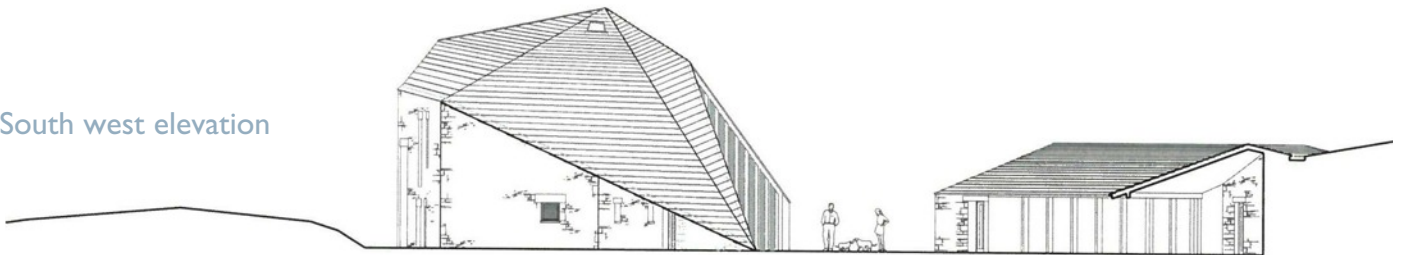
South east elevation



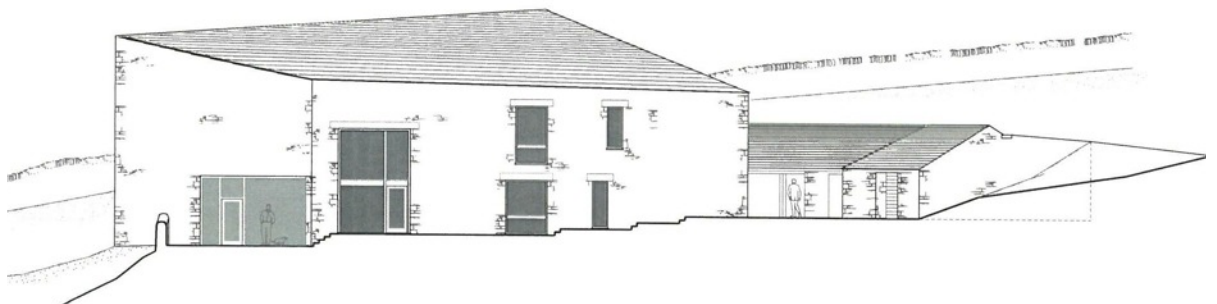
North east elevation



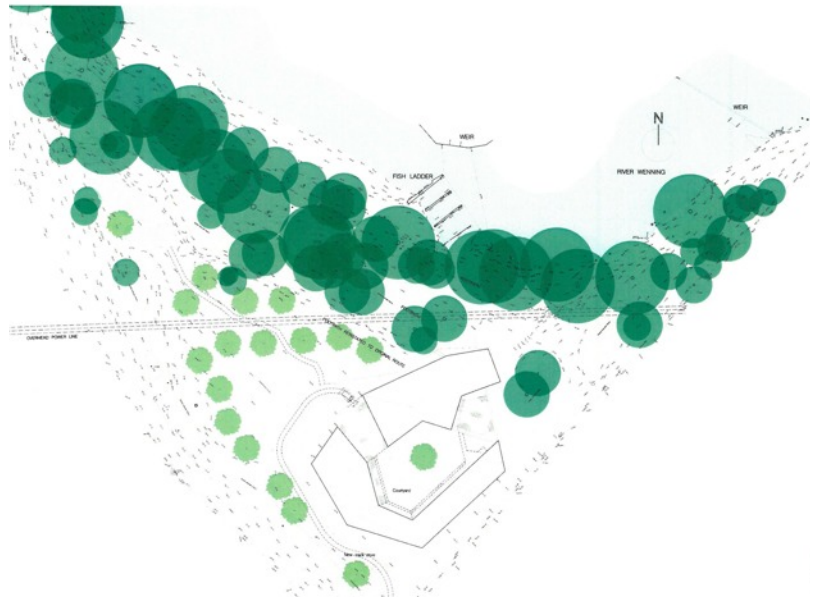
South west elevation



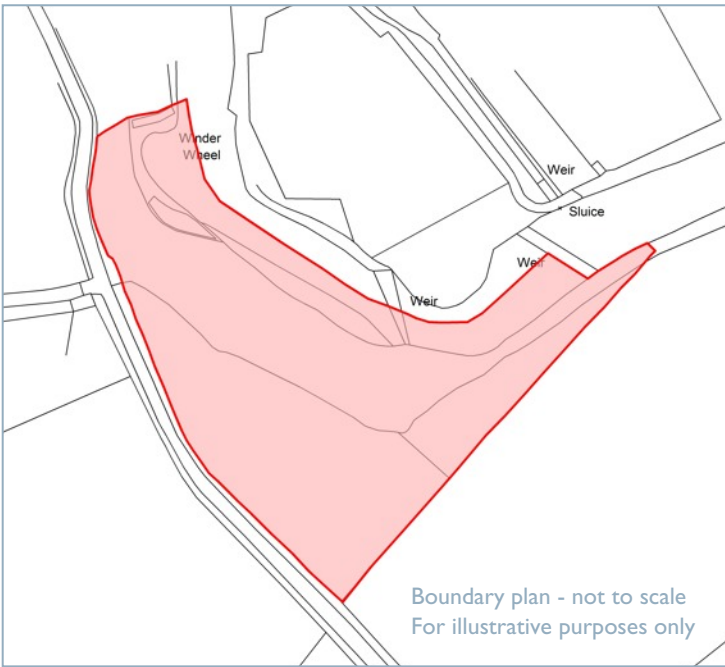
North west elevation



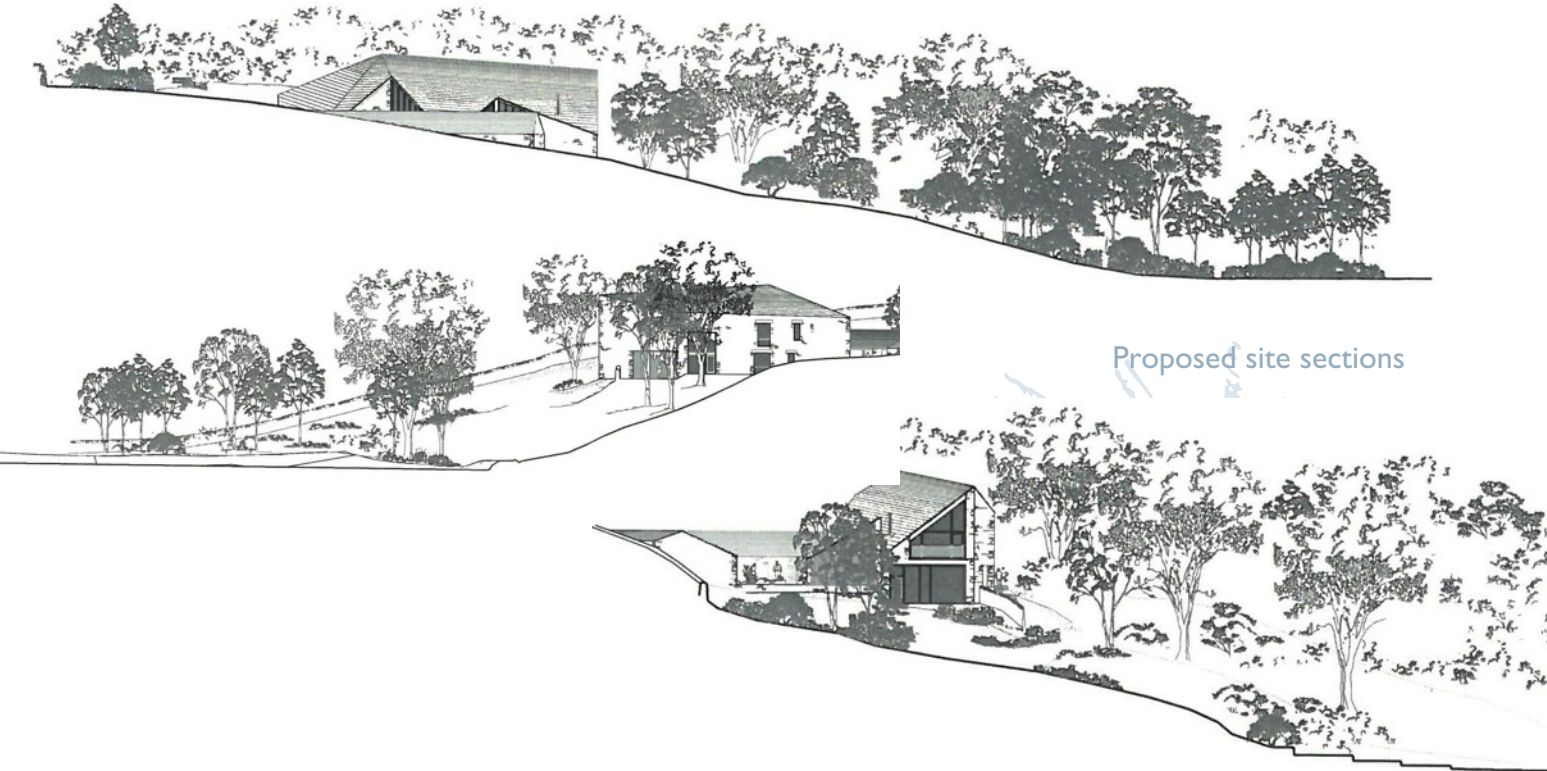
Proposed site plan



Boundary plan - not to scale  
For illustrative purposes only



Proposed site sections



River Wenning and Weir

# Surrounded by nature and wildlife

**Beauty and nature abounds** with the site situated close to the Yorkshire Dales National Park and on the edge of the Forest of Bowland AONB. This is an area where the outdoors can be embraced - popular for caving and potholing with dramatic waterfalls and caves at Ingleton or whether you like to walk, run or cycle, there are many scenic routes on hand with the famous Three Peaks, (Ingleborough, Whemside and Pen-y-Ghent) nearby.

**Low Bentham**, together with neighbouring High Bentham, offers a range of day to day facilities including shops and a bank, churches, pubs and primary school.

Also worthy of note is **Kirkby Lonsdale** (8.9 miles), a lovely Cumbrian market town with independent shops and restaurants. A larger selection of facilities are available in **Settle** (13.4 miles), **Lancaster** (15 miles) or Kendal (21.7 miles).

As far as **schools** are concerned, Lancaster is home to the highly regarded boys' and girls' grammar schools, and there are secondary schools at Kirkby Lonsdale (Queen Elizabeth School) and Lancaster. Independent schools are at Sedbergh or Giggleswick.

## Travelling further afield:

**By car** - once here, you'll find it a convenient spot, not just for access to the M6 (12.7 miles) but if you are travelling east, head through High Bentham out onto the A65 and bear right.

**By air** - Leeds Bradford Airport (47.3 miles), Manchester Airport (75.2 miles) and Liverpool Airport 80.3 miles.

**By train** - Lancaster station on the main West Coast Line (15.4 miles and London Euston just 2.5 hours by train), Bentham station (1.9 miles) on the Leeds to Morecambe line and Settle station (14 miles) on the scenic Settle to Carlisle line.

*All mileages are approximate*





CGI Image



## General remarks and stipulations

### Local and Planning Authority

Craven District District Council, 1 Belle Vue Square,  
Broughton Road, Skipton, North Yorkshire, BD23 1FJ  
T: 01756 700600 [www.cravendc.gov.uk](http://www.cravendc.gov.uk)

### Services

There are no services on site - connection and installation will be the buyer's responsibility.

### Directions

From the A683 head southeast into Wennington. At the 'Y' junction bear left and turn left onto the B6480, signed Low Bentham. Just before entering the village, turn right onto Mill Lane and after passing Butler Interiors on the left, the plot is next left.

*what3words reference: gained.grief.verges*

### Viewings

Strictly by appointment only with the selling agents- please call 015242 74445 or email [sales@davis-bowring.co.uk](mailto:sales@davis-bowring.co.uk)

All parties must be vigilant when inspecting the site.

### Please note

The footpath is to be rerouted from point A to point B as shown on the annotated plan.

For further information please contact the selling agents.

Lane House, Kendal Road  
Kirkby Lonsdale  
Carnforth  
Lancashire LA6 2HH

015242 74445  
sales@davis-bowring.co.uk  
www.davis-bowring.co.uk

davis &  
bowring

estate agents



### Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.