

EDEN

James Hall & Company Ltd - Alston Diary

Sequential Site Assessment



Introduction

This Sequential Assessment has been prepared at the request of Ribble Valley Council to support the Planning Application submitted by James Hall & Company (Properties) Ltd in January 2024. The Planning Application was allocated the reference number 3/2024/0020 and at the time of writing is awaiting validation.

Eden Planning and Development was contacted by the Case Officer for the application, Stephen Kilmartin by e-mail and telephone to confirm that a sequential assessment is needed to meet the requirements of Development Plan Policy DMR1.



Introduction

To address this Policy requirement Eden Planning had included information within the submitted Planning Statement which demonstrates that the proposed development is a site specific farm shop and not a general convenience store. Notwithstanding this position, we have set out within this Assessment the following:

1. Planning Policy and Case Law Background
2. Assessment Parameters
3. Site Assessment



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EDN2334 – February 2024

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01 Planning Policy & Case Law Background



Planning Policy & Case Law Background

As specified in the submitted Planning Statement (also prepared by Eden Planning) Section 38(6) of the Planning and Compulsory Purchase Act 2004, says the planning application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. Applications which accord with the Development Plan should be approved without delay.

The Development Plan for the site comprises the Ribble Valley Core Strategy (2008 – 2028) (Adopted December 2014), the Housing and Economic Development DPD (2019), and the Longridge 2028 Neighbourhood Plan (2019). Full details of the planning policies relevant to the application are specified within the Planning Statement, therefore they are not reiterated here. Instead, this section of the Sequential Assessment outlines the framework relevant for the application of the sequential test.

The Development Plan

Continuing from Development Plan Policy DMR1, Policy DMR3 allows farm diversification and the development of farm shops where they are linked to genuine farm diversification and a set of 5 criteria are applied. The Planning Statement provides a response to those criteria, saying at page 25:

- *New buildings proposed are minimal and are well related to the existing buildings. They reflect the landscape character in terms of material and design.*
- *The proposals are well related to the primary transport route system, and will not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance.*
- *The site is large enough to accommodate the necessary car parking, service areas and appropriate landscape areas.*
- *Some of the goods sold will be manufactured using milk from the adjacent farm. The policy justification notes that the sale of produce other than that produced at the farm can be permitted where additional information is provided, noting that often farm shops are ancillary and do not require planning permission. In this instance, permission is required.*
- *Existing buildings would be unable to accommodate the farm shop, so a new sensitively designed building for the farm shop and café is proposed.*

Planning Policy & Case Law Background

In addition to the criteria relating to farm shops, the supporting text for Policy DMR3 says:

"In rural areas there are important opportunities for farm diversification that will support local economic growth and the Council would seek to encourage such proposals where appropriate.

It is generally assumed that the use of a farm shop only for the sale of goods produced on that farm is a use which is ancillary to use as a farm and therefore does not require the benefit of a planning permission, whereas use as a farm shop selling a significant amount of "imported" produce is a separate use and is subject to planning control."

The proposed farm shop will sell produce that originates from the adjacent Alston Dairy but it will also sell other produce from the local area, most notably from the James Hall & Co family of businesses based at Bowland View, less than 10 minutes away.

It is on the above basis that this sequential assessment has been requested – because the produce sold will not be entirely sourced from the immediate vicinity.

National Planning Policy Framework

The National Planning Policy Framework was revised December 2023 and sets out the government's planning policies for England and how these are expected to be applied.

Paragraph 91 of NPPF says that local planning authorities should apply a sequential test to applications for main town centre uses which are neither in an existing centre nor in accordance with an up to date plan. It requires main town centre uses to be located in town centres, then in edge of centre locations, and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.

NPPF continues to say at paragraph 92 that when considering out of centre proposals preference should be given to accessible sites which are well connected to the town centre. There is also a requirement for applicants to demonstrate flexibility on issues such as format and scale so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.

Whilst NPPF states that the sequential approach should not be applied to applications for small scale rural development no definition of what constitutes 'small scale' is provided. In retail terms the Sunday Trading Law cut off of 280sqm is often used as a benchmark for what constitutes a 'small scale' store. Whilst the farm shop's location and operational characteristics are rural in nature the quantum of floorspace is larger than 280sqm.

Planning Policy & Case Law Background

National Planning Policy Guidance

NPPG sits alongside NPPF and gives additional information on the application of the sequential test. It specifies that it is for the applicant to demonstrate compliance with the sequential test but that “The application of the test will need to be proportionate and appropriate for the given proposal.”

NPPG provides a checklist of considerations which should be taken into account when determining whether proposals comply with the sequential test and they are:

- *“with due regard to the requirement to demonstrate flexibility, has the suitability of more central sites to accommodate the proposal been considered? Where the proposal would be located in an edge of centre or out of centre location, preference should be given to accessible sites that are well connected to the town centre. It is important to set out any associated reasoning clearly.*
- *is there scope for flexibility in the format and/or scale of the proposal? It is not necessary to demonstrate that a potential town centre or edge of centre site can accommodate precisely the scale and form of development being proposed, but rather to consider what contribution more central sites are able to make individually to accommodate the proposal.*
- *if there are no suitable sequentially preferable locations, the sequential test is passed.”*

NPPG also states that only if suitable sites in town centre or edge of centre locations are not available (or expected to become available within a reasonable period) should out of centre sites be considered. Following this, it is also clarified that what constitutes a ‘reasonable period’ is dependent on the scale and complexity of the proposed scheme.

Lastly, Paragraph 12 of NPPG recognises that “*certain main town centre uses have particular market and locational requirements which mean that they may only be accommodated in specific locations*”. In these instances, robust justification is needed. For all development strategic decisions are made based on business models, this is particularly true of Use Class E and development.

Planning Policy & Case Law Background

Relevant Case Law

For sequential assessments, there are a number of Appeal, Secretary of State and Court Decisions that clarify the methodology which should be employed. We have set out below those that are of relevance to this proposal and the tests of suitability and availability with consideration of the requirement to demonstrate flexibility.

Suitable

Tesco Stores Limited v Dundee City Council [2012] Supreme Court judgement considered the meaning of 'suitable' when determining whether alternative sites are suitable for the proposed development in accordance with the sequential test. Paragraph 38 of the judgement states that:

"The issue of suitability is directed to the developer's proposals, not some alternative scheme which might be suggested by the planning authority. I do not think that this is in the least surprising, as developments of this kind are generated by the developer's assessment of the market that he seeks to serve. If they do not meet the sequential approach criteria, bearing in mind the need for flexibility and realism...they will be rejected. But these criteria are designed for use in the real world in which developers wish to operate, not some artificial world in which they have no interest in doing so."

The Dundee judgment has since been referred to and applied by Inspectors in relation to subsequent Planning Appeals. In relation to an Appeal between Next and Sheffield City Council (Ref: APP/J4423/A/13/2189893), the Inspector's decision stated at Paragraph 35 that:

"...what needs to be established is whether an alternative site is suitable for the development proposed, not whether the proposed development can be altered or reduced so that it can be made to fit an alternative site."

The Inspector found that the shape of a potential sequential site precluded Next from developing a store in its preferred format and he therefore concluded at Paragraph 53 that:

"Having regard to all the points detailed above it is my view that the extent to which Next would have to compromise its business model to operate a H&G store from Moorfoot would be both excessive and unreasonable. Accordingly, I am satisfied that this site has been shown to be unsuitable for the development which Next is seeking to progress, and to expect it to operate from such a site would clearly run counter to the principles set out in the Supreme Court ruling referred to above."

Planning Policy & Case Law Background

The above cases demonstrate that in considering suitability as part of any sequential assessment the specific requirements of the proposed operator (if secured) needs to be taken into account, and that any potential alternative sites are required to be evaluated in terms of whether they are suitable for the development as proposed by the applicant. Furthermore, another Appeal decision relating to a major extension to Cortonwood Retail Park near Rotherham (ref. APP/P4415/A/13/2197947), provides a further example of the application of NPPF retail policy in light of the Dundee Judgment. In the Cortonwood case, no named retailers were involved, and the Inspector still concluded as follows in respect of the developer's proposals:

"In this case there is no prospect of the retail units being developed, in full or in part, at any other location. The proposal is wholly specific to the appeal site as a means of redeveloping a partially used warehouse for a more commercially viable return." (paragraph 22)

"The Barnsley Marketplace scheme comprises redevelopment of the town centre markets complex to provide a new shopping mall anchored by a department store, multiplex cinema and replacement market. This major project is at an advanced stage – planning permission has been granted, a development agreement exists between Barnsley Council and a consortium of developers, and key retail tenants have been signed up. Whilst there would be sufficient retail floorspace to accommodate the Cortonwood proposal, it would be in a very different format to the appeal scheme and calls into question the extent to which 'flexibility' should be applied." (paragraph 23).

The consistency demonstrated by these Appeals and case law confirm that developers should not be required to fundamentally reconfigure their development scheme when undertaking an assessment of alternative sites in locations that local planning authorities may deem to be sequentially preferable.

This was demonstrated again in the more recent decision by the Inspector for the appeal by LXB RP (Rushden) Limited at land adjacent to Skew Bridge Ski Slope, Rushden (Appeal Ref: APP/G2815/V/12/2190175) at IR8. 44-8.48. The Secretary of State subsequently agreed with the Inspector in his report dated 11th June 2014, at Paragraph 15 he said:

"Furthermore, having regard to the arguments put forward by the Inspector at IR8.44-8.48, the Secretary of State agrees with his conclusion at IR8.48 that the sequential test relates entirely to the application proposal and whether it can be accommodated on an actual alternative site (e.g. a town centre site)...it is not necessary to demonstrate that a potential town centre or edge of centre site can accommodate precisely the scale and format of development being proposed, but rather to consider what contribution more central sites are able to make individually to accommodate the proposal."

It is the wording of this decision which has been subsequently included within Government Guidance on the application of the sequential test. Another point of significance which we referred to above, is that NPPF policy does not require disaggregation. This was also confirmed by the Secretary of State in his determination of the Rushden application; the decision letter confirming that the Secretary of State '...agrees with the Inspector that there is no requirement to disaggregate (IR8.47 and 8.51).'

It is clear from the Secretary of State and other Appeal decisions both with or without named retailers, there is no requirement for a developer to consider the disaggregation of the individual elements of a scheme. The sequential test relates entirely to the application proposal as a whole; it is not a question of whether a materially reduced or otherwise different scheme can in theory be pursued on another site.

Planning Policy & Case Law Background

Available

In the Rushden case, the Inspector drew a very clear and unambiguous conclusion in respect of availability under NPPF policy, stating at paragraph 8.55:

“NPPF [24] simply asks whether town centre or edge of centre sites are “available”. It does not ask whether such sites are likely to become available during the remainder of the plan period or over a period of some years.”

Paragraph 17 of the decision letter confirmed the Secretary of State’s clear agreement with this and other related reasoning of the Inspector. This policy wording is entirely consistent with, and reflective of, the policy imperative that was set out in the Ministerial Foreword at the top of the previous 2012 iteration of NPPF. This is a sentiment that has continued within the current iteration of NPPF – the planning system is about ensuring that sustainable development goes ahead, without delay.

As far as availability is concerned, the key distinction between the NPPF and previous national policy and guidance, is that under the up to date policy of the NPPF, sites need to be available (in a reasonable time period) to be considered sequentially preferable; it is no longer a requirement of policy to consider whether a site could become available in a longer time period.

Conclusion

The proposed development includes Use Class E floorspace but it is a farm shop rather than traditional convenience retail. Technically, the proposal is a ‘Main Town Centre Use’ according to NPPF and the requirement for a sequential assessment originates from the Development Plan Policy DMR1. However, the methodology of preparing a sequential assessment is set out by NPPF, NPPG and Case Law relating to Use Class E development.

The submitted Planning Statement outlines how the proposed development is site specific. The proposed farm shop will stock produce made in the adjacent Alston Dairy, which in turn uses milk from the adjacent farm in the production of some goods. The format of the proposed store is that of a farm shop, selling locally sourced produce.

The case law and Secretary of State decisions outlined above provide confirmation of how NPPF policy in relation to the sequential test is to be applied in decision making. This also requires the suitability and availability of alternative sites to be considered having due regard to the stated format and scale of development, and operational requirements of the particular operator/s in question. It is on this basis that the Sequential Assessment is provided in the proceeding sections.

The Sequential Assessment is also provided with a view to the very particular requirements (or need) that the proposed development fulfils. It is firmly our view that the benefits of the proposal cannot be delivered on any other site and, therefore, no other site is suitable and consequently the sequential test is passed. Prejudice to this view, we have considered other sites for completeness as requested by the Council Planning Officers.

02 Assessment Parameters



Assessment Parameters

Background

The Applicant, James Hall & Co is a family owned group of businesses based in Lancashire. With the original business established in 1863 as local shop, the company has successfully evolved and grown over the last 160 years. It is now the northern guild and regional partner of SPAR in the UK. SPAR stores serve both rural and urban locations and have both petrol forecourt and standalone store formats.

Brands within the James Hall & Co group includes (but not limited to) Clayton Park Bakery, The Great Northern Sandwich Company, Fazilas, Graham Eyes butchers and G&E Murgatroyd. G&E Murgatroyd is James Hall & Co's company owned stores division created in the 1990s and it includes a combination of convenience stores, petrol forecourts and Post Offices. Currently there are no farm shops within the G&E Murgatroyd or SPAR portfolio.

Alston Dairy and land to the north (the application site) was acquired by James Hall & Co in 2023. Opportunities for diversification are a crucial part of the long term and successful running of the business at Alston. An extension to the existing dairy, a new storage building and the provision of a new farm shop which are all subject to the current planning application are seen as integral to this. In summary the proposed development is:

- The dairy extension is required as the existing production plant is insufficient for current output, with limited capacity to produce a greater range of products including ice cream, milkshakes and chilled desserts. It is envisaged these new products will be manufactured largely using milk from the dairy herd on site, delivering extremely sustainable local products.

- The new farm shop would stock the full range of Ann Forshaw products and some other locally produced goods. The inclusion of a cafe will constitute a community asset as well as generating local employment. Although a 'Shop' is currently advertised at the site access, this is purely a counter for local residents to purchase yogurts in bulk and the proposal represents a significant enhancement to the offer.
- A new building is also proposed on the northern part of the site for the storage of machinery and logs that would be used by the wider business.

Together these elements represent the development under consideration for the purpose of the sequential assessment.

The proposed development of a farm shop at Alston Dairy represents a wholly new business model for the applicant and would be the first SPAR branded farm shop anywhere in the world. Due to the interconnected nature of the development proposed and the new format of shop the site requirements are different to those normally employed for the applicant.

Assessment Parameters

Search Requirements

The total area of the application site is 2.91ha and provides:

- 88 number parking spaces.
- Service areas.
- 645sqm farm shop.
- 2,322sqm dairy extension.
- 465sqm storage building.

The application site is owned wholly by the Applicant and there is a company policy of only owning, rather than leasing assets. The parts of the site where the proposed development will be constructed are largely open and free from built form.

It is not possible for the proposed dairy extension to take place anywhere other than the application site, because it is an extension. Although there is no requirement for disaggregation within the sequential test outlined by national and local policy in this instance it would not be possible to undertake a sequential assessment if the above listed elements are not disaggregated to some extent. Through disaggregating the farm shop element of the proposal flexibility is demonstrated above and beyond what is required by planning policy.

Considering all of the above the site search parameters can be summarised as:

- Sites must be available within the next 12 months for development or occupation.
- Sites must be available to purchase.

- Sites must be accessible to Alston Dairy for delivery of fresh dairy products, i.e. located in Longridge or Grimsargh.
- Sites must have good visibility to the public to attract passing trade.
- Sites must be able to accommodate:
 - a 868sqm gross farm shop;
 - a servicing area of 624sqm; and
 - car parking of 1,050 sqm in area to accommodate 28 parking spaces.
- For existing buildings capable of refurbishment they must have:
 - clear and unobstructed floorplates with the retail space of 380sqm provided on one level;
 - must have or be capable of having an EPC rating of A;
 - have 28 car parking spaces; and
 - must provide or be capable of providing electrical vehicle charging points on site.
- Must have a dedicated service area with at least 1 goods vehicle loading bay.

As mentioned above, these parameters have flexibility built in because the farm shop element has been disaggregated from the rest of the proposed development. Flexibility has also been demonstrated through consideration of the conversion of existing buildings, rather than just development of an entirely new facility.

Assessment Parameters

Catchment Area for Site Search

The proposed development is seeking to meet the need for a farm shop associated with Alston Dairy. Alston Dairy is situated within the village of Alston, between the settlements of Longridge and Grimsargh. To ensure a truly sustainable development sites must remain readily accessible from Alston Dairy, therefore, within the settlements of Grimsargh or Longridge.

The application site is located within open countryside, therefore, sites which are out of centre that are more accessible could be considered as sequentially preferable if they are also deemed suitable.

03 Site Assessment



Site Assessment

In this section of the Sequential Assessment we have undertaken the assessment of sites that are in, or on the edge of Grimsargh and Longridge.

The search has been undertaken using the parameters specified in the preceding section. As stipulated, while the constituent parts of a proposal should not be disaggregated for the purposes of the sequential assessment it has been in this instance as a means of demonstrating flexibility.

A review of the adopted Development Plan, including the Districtwide Local Plan Maps, was undertaken. This confirmed the extent of the defined Longridge centre. This exercise was also undertaken to establish if there were any relevant allocations which should be assessed as part of the sequential site assessment. No relevant allocations were identified.

In the interests of robustness, the sequential site assessment has also considered Grimsargh (within Preston City Council's administrative area). The Preston City Council Local Plan (accompanied by online interactive mapping search facility) confirms that the village of Grimsargh is situated within the open countryside with a tightly constrained and defined settlement boundary and does not have a defined 'retail' frontage (or similar retail-related designation). There are no relevant retail / leisure allocations associated with Grimsargh which have been considered as part of this sequential site assessment.

Following examination of the Development Plan, the search extended to secondary source information including property search websites. The following sources have been reviewed:

- Right Move
- Nova Loca
- Prime Location

Searches on these websites concluded limited suitable and available opportunities to accommodate the proposed farm shop in sequentially preferable locations. Evidence of this is provided at [Appendix 1](#).

Commercial units located within Longridge and Grimsargh which do not already possess or have the potential for dedicated car parking and servicing areas have been immediately discounted and not assessed given their clear unsuitability to meet the operational requirements of the proposed farm shop.

The parameters of a sequentially preferable site which may serve as an alternative to the application site are:

- sites located within or on the edge of Longridge 'Main Centre'
- sites located within or on the edge of Grimsargh;
- sites which measure between 0.23 hectares and 0.27 hectares (this including a 10% flexibility allowance)

Marketing details of three commercial properties were noted as having potential to accommodate the proposed farm shop and its requisite servicing and car parking. These properties are assessed in [Table 1](#) below. The online marketing particulars of each of these properties is enclosed at [Appendix 2](#) of this Assessment.

Following the search outlined above it has been concluded that there are no sequentially preferable sites which are both suitable and available to accommodate the proposed development. Accordingly, the sequential site assessment has been passed.

Table 1

Address	Retail Designation	Site Area (ha)	Availability	Suitability	Conclusion
Land south of Blackburn Road, Hothersall, Longridge, PR3 2YY	Out of Centre The site is located approximately 0.9km east of the 'Main Centre' of Longridge (as the crow flies).	2.2	Yes – being marketed on a freehold basis.	<p>The Development Plan defines the site as 'open countryside' and outside the defined settlement boundary.</p> <p>The site previously benefited from outline planning permission for employment and retail uses (Ref: 3/2017/0317). That planning permission has now expired.</p> <p>The site is significantly larger than the proposed farm shop site. To deliver a 'piecemeal' development on a small portion of the site may prejudice the wider development opportunities.</p>	<p>The site is too large to accommodate the proposed farm shop and its dedicated infrastructure.</p> <p>For the reason outlined above, the site is deemed unsuitable to accommodate the proposed farm shop development.</p>
Cooperation Arms, Lower Road, Preston, PR3 2YJ	Out of Centre The site is located approximately 0.9km east of the 'Main Centre' of Longridge (as the crow flies).	Approximately 0.32	Yes – being marketed on a leasehold and freehold basis.	<p>The Development Plan defines the site as 'open countryside' and outside the defined settlement boundary.</p> <p>Local and national planning policy promote the retention of public houses as they form a community facility. The NPPF (December 2023) states the planning decisions should enable 'the retention and development of accessible local services and community facilities, such as... public houses.' To accommodate the proposed development, the existing public house building would need to be demolished to allow for reconfiguration of the site to facilitate dedicated car parking and servicing areas.</p> <p>The site is not sequentially preferable to the application site.</p>	<p>In retail planning terms, the former Cooperation Arms site is out of centre. It therefore is not sequentially preferable to the Alston Dairy application site.</p> <p>Additionally, local and national planning policy promotes retention of public houses as community facilities.</p> <p>For the reasons outlined above, the site is deemed unsuitable to accommodate the proposed farm shop development.</p>

Table 1

Address	Retail Designation	Site Area (ha)	Availability	Suitability	Conclusion
Whittingham Road, PR3 2AB	<p>Out of Centre</p> <p>The site is approximately 0.4km south of the 'Main Centre' of Longridge (as the crow flies)</p>	Approximately 0.4	Yes – being marketed on a freehold basis.	The site (which falls within the Preston City Council administrative area) benefits from planning permission for residential development. On 8 March 2022, reserved matters approval was secured for 9 dwellings (Ref: 6/2021/1396), pursuant to an outline planning application for 9 dwellings (Ref: 6/2019/0465). The planning permission is understood to remain extant.	<p>In retail planning terms, the site at Whittingham Road is also out of centre.</p> <p>The site benefits from planning permission for residential development. It is located in an area which is predominately residential in nature.</p> <p>For the reasons outlined above, the site is deemed unsuitable to accommodate the proposed farm shop development.</p>

Appendix 1 Property Search Websites

Appendix 2 Property Marketing Particulars



Longridge

Clear

+ 1 mile

Filters (1)

Commercial Properties For Sale in Longridge, Preston, Lancashire, within 1 miles, up to 2.5 ha., including sold STC >

☆ Save search

🔔 Create Alert

1 results

Relevance



☰ Prioritise properties with... + Add keyword



Whittingham Road, PR3 ✕

Residential development for sale

An opportunity to purchase a ready to build development site extending to approximately 1 acre with full planning

COMMERCIAL

Marketed by GHA Associates, Grindleton

£700,000 Guide Price

0.1 ha.



Save

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Sold House Prices



Nearby Longridge



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Grimsargh

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+ 1 mile 

Filters 

Commercial Properties To Let in Grimsargh, Preston, Lancashire,
within 1 miles, 2 – 3 ha. 

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Longridge

Clear

+ 1 mile




Filters (1)

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within 1 miles, 2 – 4 ha., including let agreed

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01257 590 120



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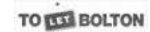
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Ian Whittaker
Ryden LLP
0161 401 1320



Conor Mulloy
Graham + Sibbald
0161 401 1480



Toby Nield
Cushman & Wakefield
0161 401 2485



John Sullivan
Colliers

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BC Real Estate
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Ivy Business Centre
0161 401 1369

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Longridge, Lancashire

Within 1 mile

Commercial properties for sale in Longridge, Lancashire

Price and
area size
live here

No results found

20

Price (descending)



Sorry, we were unable to locate any results matching your search criteria. Please amend your search options or try searching again.

Are you interested in?

- Property for sale in Preston
- Sold house prices in Preston
- Local agents in Preston

Narrow your search by property type

- All commercial properties for sale in Preston
- Offices for sale in Preston
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- Leisure/hospitality for sale in Preston



Location

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Longridge, Lancashire

Within 1 mile

Commercial properties to let in Longridge, Lancashire

No results found

20

Price (descending)



Sorry, we were unable to locate any results matching your search criteria. Please amend your search options or try searching again.

Are you interested in?

- Property to rent in Preston
- Sold house prices in Preston
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- All commercial properties to rent in Preston
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- Leisure/hospitality to rent in Preston
- Serviced offices to rent in Preston



Location

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Appendix 1 Property Search Websites

Appendix 2 Property Marketing Particulars

LOCATION

Occupying a prominent position with a substantial frontage to Blackburn Road, within a few minutes' drive of the edge of Longridge Town Centre. The site is situated between the former public house and restaurant, the Corporation Arms, and the Taylor Wimpey's residential development Tootle Green.

DESCRIPTION

A rectangular shaped, relatively flat site with direct access off Blackburn Road, extending to 5.4 acres, outlined red on the Ordnance Survey extract.

PLANNING

Outline planning was granted by Ribble Valley Borough Council (Application Number 3/2017/0317) in September 2017 for employment uses E, B2 and B8, which has now lapsed.

The consent provided the following accommodation:

Block 1	20,000 sq. ft.
Block 2	3,025 sq. ft.
Block 3	18,500 sq. ft.
Block 4	16,440 sq. ft.
Block 5	12,915 sq. ft.
Block 6	15,175 sq. ft.
Total	<u>86,055 sq. ft.</u>

TENURE

Freehold.

PRICE

OFFERS IN THE REGION OF £2 MILLION.

VAT

VAT will not be charged on the purchase price.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.



FURTHER INFORMATION

VIA SOLE AGENTS TREVOR DAWSON LIMITED OF
CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER
ROAD, BLACKBURN, BB1 5QR.
OUR REF CEJ LMH 2302.11988
Email caroline@tdawson.co.uk

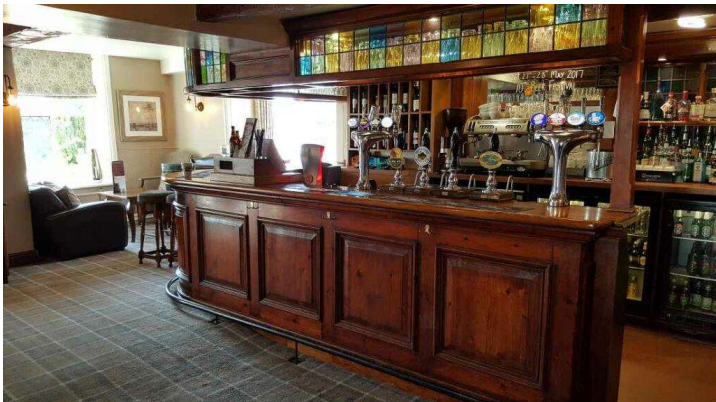
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01254 681133
www.tdawson.co.uk




£4,375 pcm

£52,500 pa

£6.70 per sq. ft.

Business rates & charges may apply

SIZE AVAILABLE

 7,836 sq. ft.
(728 sq. m.)

MARKETED BY

Fleurets Limited, North West

Prospect House, 324 Moston
Lane East Manchester Greater
Manchester M40 3HZ



 **Call**

Request details

Lease details

 No floor/site plan



+10

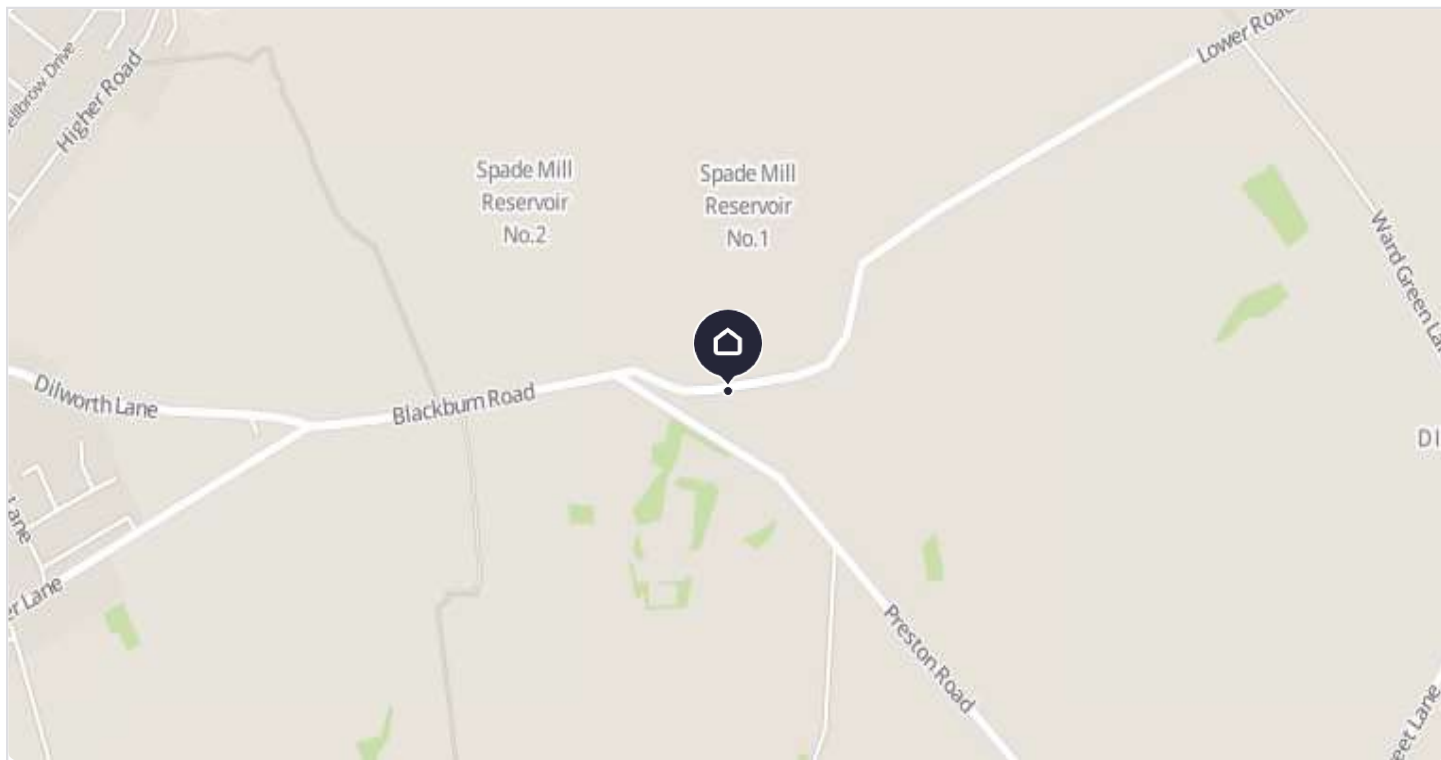
Key features

- To Let on a new Free of Tie lease
- Circa 76 dining covers & 5 en-suite letting bedrooms
- Spacious 4 bed living accommodation
- Fleurets Ref: NW-122464
- Guide Rent
- Ribble Valley Country Inn & Eating-house
- Beer garden & field used to host weddings
- EPC: D
- Asking Price : £52,500

Property description

The property is an attractive detached, part three, part two storey stone built property beneath pitched slate roofs, with extensions to the rear beneath flat roofs. Former barn and outbuildings within rear yard. Large car park for circa 30 vehicles. Enclosed beer garden. Field to the rear.

NW-122464 - Corporation Arms, Lower Road, Preston PR3 2YJ



About Fleurets Limited, North West

Prospect House, 324 Moston Lane East Manchester Greater Manchester M40 3HZ



A Warm Reception

If our founder John Beach Fleuret came by for a Fleurets board meeting today - what would he find?

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[More properties from Fleurets Limited, North West](#)

Notes

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Add your thoughts on this property...

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Map data ©[OpenStreetMap](#) contributors.



COMMERCIAL

Guide Price
£700,000

MARKETED BY

GHA Associates, Grindleton

Suite 9 Grindleton Business
Centre, The Spinney, Grindleton,
Clitheroe BB7 4DH



PROPERTY TYPE

 Residential Development

 **Call agent**

Request details

(2,000 sq. ft.)

 No floor/site plan



+3

Key features

- Residential development opportunity
- Accessible
- Ready to build
- Convenient Location
- Planning permission for seven dwellings and garages

Property description

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.

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 for 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 9 no. 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,

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.

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:

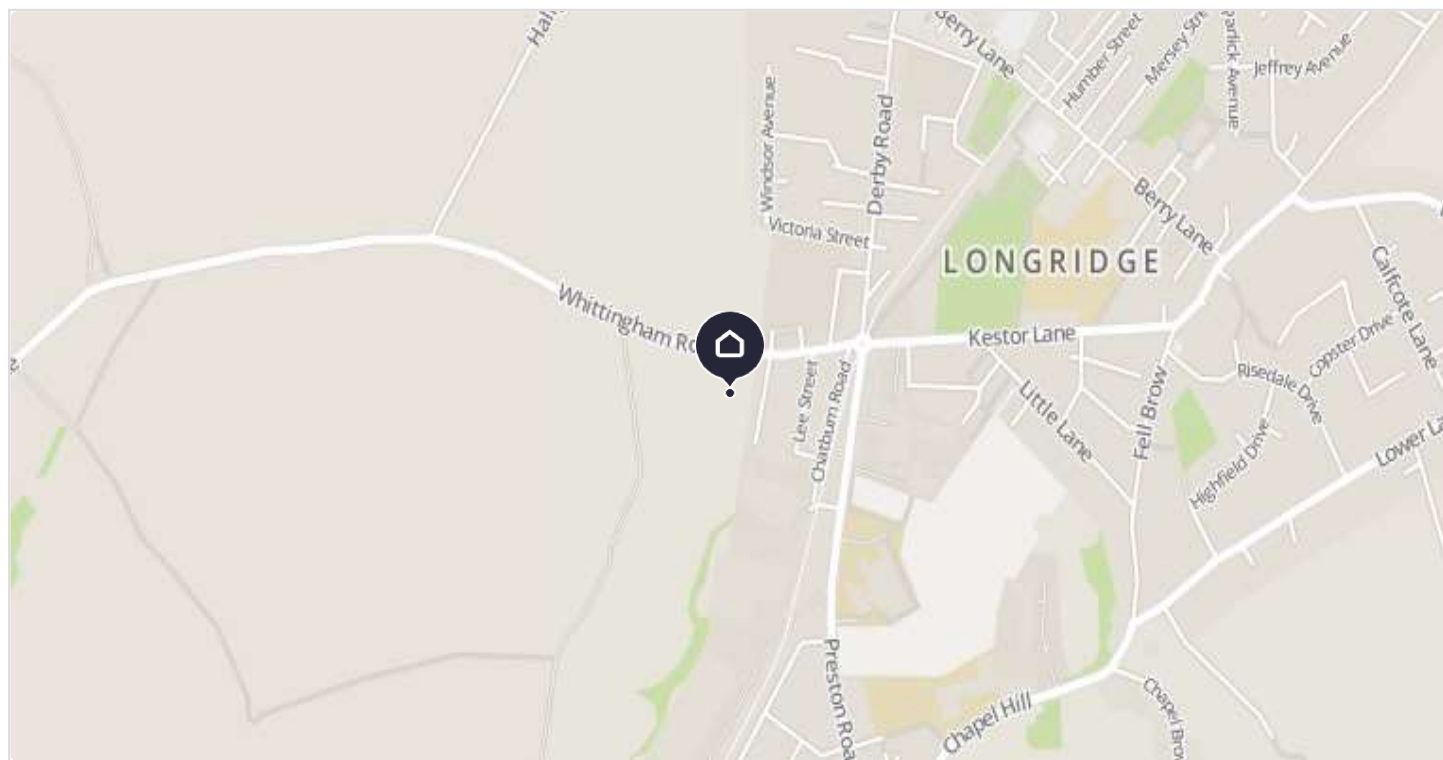
- a. All descriptions, plans, dimensions, references to condition or suitability for use, and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers or tenants should not rely on them as statements of fact but 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;

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Brochures

[Brochure 1](#)

Whittingham Road, PR3



About the agent

GHA Associates, Grindleton

Suite 9 Grindleton Business Centre, The Spinney, Grindleton, Clitheroe BB7 4DH



Gary Hoerty Associates was established in 2003 by Gary Hoerty and we are now based in the rural village of Grindleton, near Clitheroe.

We are a modern practice advising landowners, tenants and rural businesses on various opportunities in [Read more](#)

[More properties from this agent](#)

Notes

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Add your thoughts on this property...

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EDEN

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