

# 36 Green Bank Park, Old Clitheroe Road, Longridge PR3 2XY

Application for a Certificate of Lawfulness for the existing use of Lodge number 36 , at Green Bank Park, as a residential lodge in permanent residential occupation under Use Class C3

**SUPPORTING STATEMENT**  
November 2025



# REPORT CONTROL

<b>Document type</b>	Supporting Statement
<b>Project</b>	Green Bank Park lodge 36
<b>Client</b>	David Cairns
<b>Job Number</b>	23-1634

## Document Checking

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## Revision Status

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*Appendix B – Section 106 Agreement (3/1995/0080)*

*Appendix C – Sworn Statement from Mr. Stan Ainsworth*

*Appendix D – Information and Evidence relating to the relevant unit.*



## **/1 INTRODUCTION**

- 1.1. PWA Planning is retained by David Cairns ('the applicant') to progress an application for a Certificate of Lawfulness (LDC) to confirm the existing development and use of Lodge number 36 as a residential lodge at Green Bank Park, Old Clitheroe Road, Longridge, PR3 2XY.
- 1.2. The site has previously obtained planning permission for 45no. holiday lodges, all of which have been built out in accordance with the plans. However, since their construction they have been utilised solely for residential purposes. The applicant is now seeking formal confirmation that the continued use of Lodge number 36 for residential purposes is lawful, despite the conflict with the S106 Agreement (included at Appendix B) associated with the original consent. The foundation for the argument being that the original permission was never lawfully implemented.
- 1.3. The statement consists of Section 2 – Planning History, Section 3 – Relevant Legislation, Section 4 – Establishing Existing Use/Development, and Section – 5 Planning Comment and Section 6 – Conclusion. It should be read in conjunction with all the documents submitted as part of the lawful development certificate application. These comprise:
  - Completed Application Form;
  - Location Plan;
  - Existing Site Plan;
  - Supporting Statement (this document) including;
    - Appendix A – Relevant Planning Decision (3/1995/0080)
    - Appendix B – Section 106 Agreement (3/1995/0080)
    - Appendix C – Sworn Statement from Mr. Stan Ainsworth
    - Appendix D – Information and Evidence relating to each of the relevant units.



## /2 PLANNING HISTORY

- 2.1. The application site and its immediate surroundings have been subject to a planning history search on Ribble Valley Borough Council's planning register.
- 2.2. The following applications are considered relevant to the proposal:
- Application 3/1995/0080 – Outline Application For Development Of 30 No. Holiday Chalets With Reception/Restaurant Building – approved 19/05/1998
  - Application 3/2000/0208 – Renewal Of Outline Permission For Development Of 20 No. Holiday Chalets With Reception And Restaurant – approved 18/05/2000
  - Application 3/2001/0485 - Reserved Matters Application For 30 Holiday Chalets – Approved 10/11/2004
  - Application 3/2005/0503 - Construction of three additional timber chalets – approved 28/07/2005
  - Application 3/2005/0922 - Substitute Balcony to cabins. – approved 16/12/2005
  - Application 3/2006/0138 - Two additional stone chalets on tourism development. – refused 03/04/2006
  - Application 3/2006/0400 - Erection of one holiday chalet. Proposed construction of 40m length of random stone wall 1.5m high along Clitheroe Road. – approved 21/06/2006
  - Application 3/2006/0673 - Alteration to approved site road and layout (part) and additional 4 chalets; associated engineering works – Approved 15/09/2006
  - Application 3/2006/1002 - Five additional stone Chalets on south west side of site, and amendments to siting of car park to avoid public footpath. – Approved 19/01/2007
  - Application 3/2007/0176 - Six additional stone chalets on southern side of site. – refused/withdrawn 23/05/2007
  - Application 3/2007/0576 - Two additional stone chalets. – Approved 20/07/2007
  - Application 3/2007/0839 - Two additional stone chalets on southern side of lake. – Refused 01/10/2007
  - Application 3/2008/0615 - One additional stone chalet on eastern side of lake. – Refused 11/09/2008 – Appeal Dismissed 21/01/2009



2.3. The most pertinent applications to this certificate of lawfulness application are the original outline approval 3/1995/0080 and subsequent reserved matters application 3/2001/0485 which sought approval for the 30no. lodges. The application was subject to a S106 Agreement which restricted the occupation of the lodges for holiday accommodation, the relevant clause stated:

*b) Not to allow the holiday chalets the subject of development:*

*i) to be occupied as permanent residential dwellings or to be occupied or let other than as holiday accommodation nor;*

*ii) to be occupied for a continuous period of more than six weeks in any one year by any one person or any one group of persons.*

2.4. The lodges were built out in accordance with the approved plans as per the reserved matters approval (3/2001/0485), however the use of all 30no. lodges, including Lodge number 36, was not commenced as short-term accommodation and has always been used for residential purposes. It is therefore considered that as the use secured by the S106 Agreement was never lawfully implemented, then the original permission was not lawfully implemented but has become lawful by the virtue of the passage of time (over 4 years).

2.5. Further to the above it is considered that a number of the consented units, including Lodge number 36, are not bound by the aforementioned S106 agreement. The layout consented as part of the relevant outline and reserved matters consent was subject to alteration and expansion via another application (app ref 3/2006/0673). This was not submitted as a variation to the original consent, but rather as a new full application. The application was consented without a legal agreement but with a condition limiting use. However evidence is provided in relation to all units across the site for completeness. This matter is discussed further in section 4 of this statement.



### **/3 RELEVANT LEGISLATION**

3.1. Section 191 of the Town and Country Planning Act 1990 states that: -

*(1) If any person wishes to ascertain whether—*

- (a) any existing use of buildings or other land is lawful;*
- (b) any operations which have been carried out in, on, over or under land are lawful;*  
*or*
- (c) any other matter constituting a failure to comply with any condition or limitation subject to which planning permission has been granted is lawful,*

*he may make an application for the purpose to the local planning authority specifying the land and describing the use, operations or other matter.*

*(2) For the purposes of this Act uses and operations are lawful at any time if—*

- (a) no enforcement action may then be taken in respect of them (whether because they did not involve development or require planning permission or because the time for enforcement action has expired or for any other reason); and*
- (b) they do not constitute a contravention of any of the requirements of any enforcement notice then in force.*

*(3) For the purposes of this Act any matter constituting a failure to comply with any condition or limitation subject to which planning permission has been granted is lawful at any time if—*

- (a) the time for taking enforcement action in respect of the failure has then expired; and*
- (b) it does not constitute a contravention of any of the requirements of any enforcement notice or breach of condition notice then in force.*

*(3A) In determining for the purposes of this section whether the time for taking enforcement action in respect of a matter has expired, that time is to be taken not to have expired if—*

- (a) the time for applying for an order under section 171BA(1) (a "planning enforcement order") in relation to the matter has not expired,*



- (b) an application has been made for a planning enforcement order in relation to the matter and the application has neither been decided nor been withdrawn, or*
- (c) a planning enforcement order has been made in relation to the matter, the order has not been rescinded and the enforcement year for the order (whether or not it has begun) has not expired.*
- (4) If, on an application under this section, the local planning authority are provided with information satisfying them of the lawfulness at the time of the application of the use, operations or other matter described in the application, or that description as modified by the local planning authority or a description substituted by them, they shall issue a certificate to that effect; and in any other case they shall refuse the application.*
- (5) A certificate under this section shall—*
  - (a) specify the land to which it relates;*
  - (b) describe the use, operations or other matter in question (in the case of any use falling within one of the classes specified in an order under section 55(2)(f), identifying it by reference to that class);*
  - (c) give the reasons for determining the use, operations or other matter to be lawful; and*
  - (d) specify the date of the application for the certificate.*
- (6) The lawfulness of any use, operations or other matter for which a certificate is in force under this section shall be conclusively presumed.*
- (7) A certificate under this section in respect of any use shall also have effect, for the purposes of the following enactments, as if it were a grant of planning permission—*
  - (a) section 3(3) of the Caravan Sites and Control of Development Act 1960 [or section 7(1) of the Mobile Homes (Wales) Act 2013;]*
  - (b) section 5(2) of the Control of Pollution Act 1974; and*
  - (c) section 36(2)(a) of the Environmental Protection Act 1990.]*

3.2. The site has a significant planning history and as such it is anticipated that this process will require input from the LPA in relation to the historic and ongoing use of the lodge in question, Lodge number 36. As such it is pertinent to highlight that limited information is available on the Council's online application search in relation to the historic application,



meaning that it has not been possible to review all of the supporting information including all of the relevant plans. We would request that if the LPA have any additional information on file in this respect that they make this available to us at the earliest opportunity to assist with our application.

3.3. It is stated within the Planning Practice Guidance (Paragraph: 006 Reference ID: 17c-006-20140306) that *'a local planning authority always needs to co-operate with an applicant who is seeking information that the local authority may hold about the planning status of land* and on that basis we would expect the LPA to work with us proactively where there is a deficit of information available to us.

3.4. It is noted that the legislation for timescales for taking enforcement action has recently changed, the NPPG guidance on Enforcement and Post Permission Matters, notes that:

*In most cases, development becomes immune from enforcement if no action is taken:*

- *within 10 years of substantial completion for a breach of planning control consisting of operational development where substantial completion took place on or after 25 April 2024*
- *within 10 years for an unauthorised change of use to a single dwellinghouse where the change of use took place on or after 25 April 2024*
- *within 4 years of substantial completion for a breach of planning control consisting of operational development where substantial completion took place before 25 April 2024;*
- *within 4 years for an unauthorised change of use to a single dwellinghouse where the change of use took place before 25 April 2024*
- *within 10 years for any other breach of planning control (essentially other changes of use)*

Paragraph: 004 Reference ID: 17b-004-20180222

3.5. In the context of the above the 4-year rule still applies as the breach took place before the 25<sup>th</sup> of April 2024. Notwithstanding this, the works were also completed more than 10 years ago, meaning that whichever date is applicable, the development is still outside of the window for enforcement action.



### **Need for precision in certificates**

- 3.6. Conditions cannot be attached to certificates of lawfulness. It follows that someone who commenced a use in breach of planning control and escapes enforcement action for the time limit period would be subject to less control than one who applied for planning permission to which conditions were attached. This problem is addressed in the Planning Practice Guidance at Paragraph 010, reference ID 17c-010-20140306:

*"Precision in the terms of any certificate is vital, so there is no room for doubt about what was lawful at a particular date, as any subsequent change may be assessed against it. It is important to note that:*

- a certificate for existing use must include a description of the use, operations or other matter for which it is granted regardless of whether the matters fall within a use class. But where it is within a "use class", a certificate must also specify the relevant "class". In all cases, the description needs to be more than simply a title or label, if future problems interpreting it are to be avoided. The certificate needs to therefore spell out the characteristics of the matter so as to define it unambiguously and with precision. This is particularly important for uses which do not fall within any "use class" (i.e. "sui generis" use); and*
- where a certificate is granted for one use on a "planning unit" which is in mixed or composite use, that situation may need to be carefully reflected in the certificate. Failure to do so may result in a loss of control over any subsequent intensification of the certificated use.*

- 3.7. The wording of the Certificate as outlined in Section 1 of this statement is considered to be accurate and reflective of the property in question, Lodge number 36, which sits on the wider development of 30no. lodges that were originally granted permission for use as holiday homes and has continuously been occupied as a residential units for over 4 years. The existing use of the property is as a permanent residential dwelling and the buildings has never been occupied as a holiday home as originally secured in the Section 106 Agreement attached to earlier planning permissions. Given the property was built out and occupied under a residential use for well over a four-year period, and sufficient evidence is submitted with this application to demonstrate that is the case, the use of this property on a residential basis with a year round continuous occupancy is lawful.



### **Certification process under Section 191: Obligation to Apply**

- 3.8. In accordance with the legislation, the submitted application form provides the information required by Part (3) (a), (b) and (d). The purpose of this statement is to expand upon the information provided and to explain the reasoning for determining that the operations and use would be lawful.
- 3.9. The use of the lodge for residential purposes means that the property would not fall within the C1 Use Class that was originally granted as part of the earlier permissions and was secured by the Section 106 Agreement. As the permission was secured on the basis of a signed Section 106 Agreement limiting the use to holiday homes, it is our view that the permission was not lawfully implemented given it never operated in line with the legal agreement. On that basis, the lodge has been erected on site for well in excess of the required 4 years to become lawful, nearing a 20 year period, and has been used as permanent residential accommodation for over 4 years (given it is a residential use). Given that the construction and use of the properties has been in place for over 4 years, which is the required period for a dwelling to become lawful, it is our view the construction of the lodges and its use as a residential unit with a permanent year round occupation is lawful.
- 3.10. As detailed in this statement and within the supporting documentation the lawful use is conclusive.

### **Onus of Proof**

- 3.11. The onus of proof in a certificate of lawfulness application is on the applicant. The standard of proof in respect of a certificate is on the balance of probability.
- 3.11 It was held in *F. W. Gabbitas v Secretary of State and Newham London Borough Council [1985] J.P.L 630* that an applicant's own evidence is not required to be corroborated by independent evidence in order to be accepted. Further, if the local planning authority or an Inspector have no evidence of their own or from third parties to contradict or otherwise dispute the applicant's version of events, rendering them less than probable, then there is no good reason to refuse the application, provided the applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of the certificate on the balance of probability. If, however, there are contradictions in the applicant's evidence on material issues, then the local planning authority would be entitled to refuse the certificate. Further,



the local planning authority is entitled to treat hearsay evidence with caution if it is entirely uncorroborated.

3.12 In this case the evidence provided in support of this application has been provided by the Applicant to demonstrate that the certificate can be issued.



## /4 ESTABLISHING EXISTING USE

- 4.1. The site in question is Green Bank Park which has been subject to a number of applications over the past 28 years for the development of lodges. The initial permission (3/1995/0080) was granted in 1998 (included at Appendix A) comprising outline permission for the development of 30no. holiday homes with reserved matters permission later granted in 2004. The properties were all subsequently built out in line with the approved plans.
- 4.2. Following this, further applications were submitted applying for additional cabins/lodges to be built out in other areas of the site, of which amounted to an additional 15no. lodges.
- 4.3. However as noted in section 2.5, application 3/2006/0673 amended the layout and number of the properties within the area consented for development as part of the original application. These changes were done under a new full planning application. The below image shows the boundary of the original consent (in red) and the area occupied by the development approved under application 3/2006/0673 (in blue):



Figure 1: Area of original application (red) and that consented under application 3/2006/0673 (blue)



4.4. The below correlates the colours shown in the above figure to the associated planning application:

Application 3/2001/0485 - Reserved Matters Application For 30 Holiday Chalets – Approved 10/11/2004

Application 3/2005/0503 - Construction of three additional timber chalets – approved 28/07/2005

Application 3/2006/0400 - Erection of one holiday chalet. Proposed construction of 40m length of random stone wall 1.5m high along Clitheroe Road. – approved 21/06/2006

Application 3/2006/0673 - Alteration to approved site road and layout (part) and additional 4 chalets; associated engineering works – Approved 15/09/2006

Application 3/2006/1002 - Five additional stone Chalets on south west side of site, and amendments to siting of car park to avoid public footpath. – Approved 19/01/2007

Application 3/2007/0576 - Two additional stone chalets. – Approved 20/07/2007

4.5. As set out within this statement, the properties were never used as holiday homes and since their initial occupation have always been occupied on a permanent residential basis (Use Class C3) which was set out in the various relevant tenancy agreements. As the scheme was subject to a Section 106 Agreement limiting the use, it is our view that as the S106 was never complied with given that the lawful use never commenced, the permission was therefore never lawfully implemented and the development would not be lawful. However given the property comprises a residential dwelling and have been constructed and used as a residential dwelling for over 4 years, the development should be considered lawful by virtue of the passage of time.

4.6. All the properties were first occupied between 2007 and 2012, including lodge number 36, and use of which as C3 residential has been in place for over 4 years. Therefore the development and use, by virtue of the passage of time, has become lawful in line with the provisions of s.171B(2) of the Act which states *'where there has been a breach of planning control consisting in the change of use of any building to use as a single dwellinghouse, no enforcement action may be taken after the end of the period of four years beginning with the date of the breach'*, meaning that enforcement action can no longer be taken against the development.



- 4.7. The 30no. dwellings, including lodge number 36, have never received planning permission to change their use to residential, but have been used in this manner since their initial occupation. The residential use of the lodges, including lodge number 36, has not been concealed in any way, in line with the provisions of s.171BA of the Act given that the properties have paid Council Tax for well over 4 years and recent Council Tax bills that the Applicants have on file are included at Appendix D, however full details of all the Council Tax payments will be available on the Council's own internal record demonstrating the full history of payments alongside on the GOV.UK website (results shown in Appendix D for each property) showing all of the various properties at Green Bank Park having paid Council Tax in excess of four years.
- 4.8. Given that Council Tax has been paid on all of the properties, including lodge number 36, for their entire period of occupation across the 16 to 11 years (well over the 4 years to provide a lawful use as a dwelling), the Council have been clearly aware that the buildings were functioning as dwellings rather than holiday homes as they would not be subject to Council Tax if they were holiday homes, rather business rates. The evidence demonstrates use as residential dwellings as opposed to as holiday homes in excess of the immunity period and no attempt to conceal the use of the dwellings has been made, therefore the use is lawful.
- 4.9. On this basis, it is clear from the Council Tax evidence provided that the LPA have been aware that the site has been used for residential purposes for a considerable number of years, dating back earliest to 2007 when the first property was occupied, and Council Tax began to be paid. Further to this, as noted in Appendix D the evidence of residential occupation extends to a full list of occupants from their first occupancy until present day, copies of property inspections and letters from existing and previous residents confirming the nature of the occupancy.
- 4.10. The Applicant is seeking a lawful development certificate to confirm that lodge number 36 has a lawful permanent residential use given it has been occupied in this manner for over 4 years. The LPA have been aware of this breach given their acceptance of Council Tax for the duration of the occupation of the dwellings.



## **/5 PLANNING COMMENT**

- 5.1. The application for a Lawful Development Certificate is proceeding on the basis that lodge number 36 on the site has known as Green Bank been used for residential purposes for over 4 years meaning that the construction and use of the lodge is lawful by virtue of the passage of time in line with s.171B of the Act, negating the need for any formal planning permissions. Given the lodges were not implemented in line with the use secured by the Section 106 Agreement which was fundamental to the initial permissions, the original permission was never lawfully implemented, hence the built development becoming lawful following its continued use for a period of over 4 years.
- 5.2. The records demonstrating payment of Council Tax to Ribble Valley Council covering the period beginning 2007-2012 up until the present day for the various properties demonstrates that the Council have been aware of the 30no. dwellings (including lodge number 36) use for residential purposes for over 4 years which would allow for the lawful use and development to be accepted by Officers.
- 5.3. The supporting schedule of occupants (Appendix D) confirms that the properties have been occupied by tenants on a residential basis for over 4 years. Further to this a sworn statement is provided within Appendix C from Mr. Ainsworth, one of the applicants and the original developer. This statement confirms all of the information within this document to be correct and can be given significant weight given Mr. Ainsworth has been involved in the development directly since its commencement.
- 5.4. The supporting appendices provide clear evidence of the site's existing use and specifically lodge number 36's use. The evidence is unambiguous given the clear information on occupation dates, occupant names, tenancy agreements, letters of confirmation and periods of Council Tax payments which will also be available on a review of the Council's internal records.
- 5.5. As such, the existing use of lodge number 36, despite the original consent having not been lawfully implemented in line with the original outline and reserved matters permissions given the S106 Agreement was never complied with, has lawful permanent residential use under Use Class C3 opposed to the original consent for holiday homes. The description as set out in this application is clear in setting out that lodge 36 within the associated red edge



is of lawful permanent residential occupation under Use Class C3. There is no ambiguity on how lodge number 36 could be used, and it is sufficiently clear from the submitted plans which of the dwellings are being applied for under this submission. On the basis that the information provided is clear and demonstrates the works were undertaken and the use as residential properties has been in effect for over 4 years, it is requested a Certificate of Lawfulness is granted to that effect.



## **/6 CONCLUSIONS**

6.1. This lawful development certificate application seeks the following:

*"Application for a Certificate of Lawfulness for the existing use of Lodge number 36, at Green Bank Park, as a residential lodge in permanent residential occupation under Use Class C3."*

- 6.2. When considering the evidence provided within this statement and its appendices, it is clear that the lawful use of lodge number 36 is as C3 residential as opposed to the consented use as short term accommodation. As the units were erected and have been occupied as residential dwellings for over four years, it should be considered lawful. Whilst the original permission secured the use of the properties as holiday homes through a Section 106 Agreement, it is our position that given the S106 was never complied with, the scheme was never lawfully implemented and therefore the development has become lawful through the passage of time opposed to in line with the previous permissions. Throughout the continued use of the properties for residential purposes, the use has not been concealed as Council Tax has been paid to the authority consistently, therefore it is our view it has been known to the authority that the units have been utilised for residential purposes.
- 6.3. In light of the above and considering the submitted evidence, including a detailed history of all of the occupants of the units and the duration of occupation, it is clear that the outlined use of the existing properties is as residential, and it is lawful.
- 6.4. In accordance with the NPPG (Paragraph: 006 Reference ID: 17c-006-20140306), it is considered that the evidence provided is sufficiently precise and unambiguous to justify the grant of a certificate. The evidence provides a clear account of all of the historic and current owners of the property and how it has been used for residential purposes continuously for well over 4 years as required. Accordingly, based on the evidence provided, it is clear that the applicant would be entitled to a certificate to this effect.



## **Appendices**

*Appendix A – Relevant Planning Decisions (3/1995/0080)*

*Appendix B – Section 106 Agreement (3/1995/0080)*

*Appendix C – Sworn Statement from Mr. Stan Ainsworth*

*Appendix D – Information and Evidence relating to each of the relevant units.*



*Appendix A – Relevant Planning Decisions (3/1995/0080)*

25 MAY 2000

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Town and Country Planning Act 1990

## OUTLINE PLANNING PERMISSION

**APPLICATION NO:** 3/00/0208/P

**DECISION DATE:** 18 MAY 2000

**DATE RECEIVED:** 17 MARCH 2000

**APPLICANT:**

J & J ASHCROFT LTD  
C/O AGENT

**AGENT:**

HARRISON AND PITT  
15 DALTON SQUARE  
LANCASTER  
LA1 1PL

DWP 1011 originals to close

**PARTICULARS OF DEVELOPMENT:** RENEWAL OF OUTLINE PERMISSION FOR DEVELOPMENT OF 30 HOLIDAY CHALETs WITH RECEPTION AND RESTAURANT

**AT:** GREEN BANK QUARRY, OLD CLITHEROE ROAD, LONGRIDGE

Ribble Valley Borough Council hereby give notice in pursuance of provisions of the Town and Country Planning Act 1990 that outline planning permission has been granted for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following conditions:

- 1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.
  - (a) The expiration of five years from the date of this permission; or
  - (b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
2. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than two years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.
3. The access road shall be improved as indicated on the submitted plans in relation to application 3/95/0080 before any other development works commence on the site.
4. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block paving or other approved materials.

/Continued.....

LE VALLEY BOROUGH COUNCIL  
LINE PLANNING PERMISSION

APPLICATION NO: 3/00/0208/P

DECISION DATE: 18 MAY 2000


5. This consent shall be read in conjunction with the Section 106 Agreement signed and dated 19/5/98 in relation to the previous application 3/95/0080.

**The reasons for the condition(s) are:**

- 1 Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
2. In the interests of the amenity of the area.
- 3&4. In the interests of highway safety.
5. For the avoidance of doubt since the proposal has been the subject of an agreed Section 106 Agreement.

**Note(s)**

- 1 For rights of appeal in respect of any condition(s)/or reason(s) attached to the consent see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the local planning authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The applicants' attention is drawn to the enclosed consultation response from the British Mountaineering Council and is asked to make every effort to ensure that the existing arrangement is maintained which allows reasonable access to the quarry face for mountaineering purposes.

  
STEWART BAILEY  
CHIEF PLANNING OFFICER

R

# RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

## APPROVAL OF RESERVED MATTERS

**APPLICATION NO:** 3/2001/0485/P

**DECISION DATE:** 10 NOVEMBER 2004

**DATE RECEIVED:** 22 JUNE 2001

**PARTICULARS OF PLANNING PERMISSION RESERVING DETAILS FOR APPROVAL**

**APPLICATION NO:** 3/00/0208/P

**APPLICANT:**

PACEFORM LIMITED  
C/O AGENT

**AGENT:**

JANET DIXON  
TOWN PLANNERS LTD  
10A WHALLEY ROAD  
CLITHEROE  
BB7 1AW

**PARTICULARS OF DETAILS SITING, DESIGN, ACCESS, APPEARANCE AND LANDSCAPING  
SUBMITTED FOR APPROVAL:**

**AT: FORMER GREENBANK QUARRY, OLD CLITHEROE ROAD, LONGRIDGE**

Ribble Valley Borough Council hereby give notice that approval has been granted in respect of details referred to above for the purposes of the conditions imposed on the grant of planning permission referred to above and subject to the following condition(s):

- 1 This permission shall be implemented in accordance with the proposal as amended by legal plan received on 27 September 2004 and elevation detail received on 8 June 2004.
- 2 Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.
- 3 The landscaping scheme submitted on plans received on 27 September 2004 shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.
- 4 No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.
- 5 No development approved by this permission shall be commenced until a desk study has been undertaken and agreed by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.
- 6 This permission shall be read in connection with the Section 106 Agreement dated 1 November 2004.
- 7 No development approved by this permission shall be commenced until a scheme for the containment and storage of manure has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with approved plans.

PTO

**RIBBLE VALLEY BOROUGH COUNCIL  
APPROVAL OF RESERVED MATTERS CONTINUED**

**APPLICATION NO. 3/2001/0485/P  
2004**

**DECISION DATE: 10 NOVEMBER**

**The reason(s) for the condition(s) are:**

- 1 For the avoidance of doubt since the proposal was the subject of agreed amendments.
- 2 In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 of the Ribble Valley Districtwide Local Plan.
- 3 In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.
- 4 To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.
- 5 To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.
- 6 For the avoidance of doubt since the proposal has been the subject of agreed amendments.
- 7 To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

**Relevant planning policy**

Policy G1 - Development Control.

Policy ENV1 - Area of Outstanding Natural Beauty.

Policy 1 - Development in Rural Areas - Lancashire Structure Plan 1991 - 2006 "Greening the Red Rose County".

Policy RT1 - General Recreation and Tourism Policy.

**Summary of reasons for approval**

The proposal represents an appropriate form of development and given its design, size and location would not result in visual detriment to the surrounding countryside, nor would its use have an adverse impact on highway safety.

**Note(s)**

- 1 For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
- 2 The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.

  
R **STEWART BAILEY**  
**DIRECTOR OF DEVELOPMENT**



*Appendix B – Section 106 Agreement (3/1995/0080)*

DATED

1st November

2004

**RIBBLE VALLEY BOROUGH COUNCIL**

- and -

**PACEFORM LIMITED AND**  
**RIBBLE VALLEY LUXURY HOMES LIMITED**

ORIGINAL/

**A G R E E M E N T**

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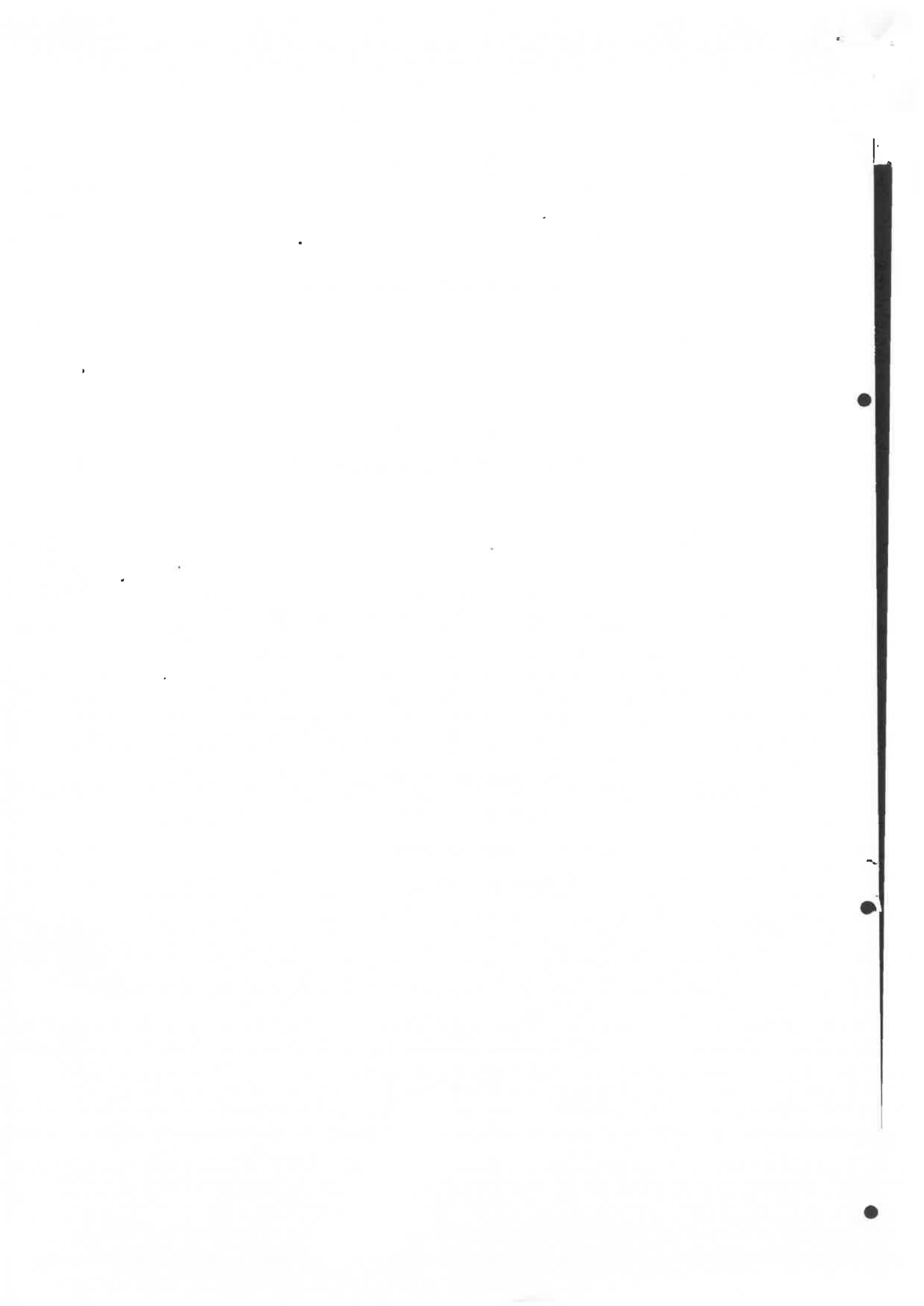
Under Section 106 Town and Country Planning Act 1990

relating to property known as

Greenbank Quarry

Longridge Preston Lancashire

**P F TIMSON LLB**  
Director of Legal Services  
Ribble Valley Borough Council  
**CLITHEROE**



THIS AGREEMENT is made the First day of November Two thousand and ~~two~~ <sup>thousand</sup> BETWEEN RIBBLE VALLEY BOROUGH COUNCIL of Council Offices Church Walk Clitheroe Lancashire (hereinafter called "the Council") of the one part and PACEFORM LIMITED of 26 St James Street Accrington Lancashire BB5 1NT and RIBBLE VALLEY LUXURY HOMES LIMITED of Eastham House Farm Mitton Whalley Lancashire BB7 9PH (hereinafter called "the Owners") of the other part \_\_\_\_\_

WHEREAS:-

- (1) The Council is the local planning authority for the purposes of the Town and Country Planning Act 1990 (as amended) for the area within which certain land and property known as Greenbank Quarry Old Clitheroe Road Longridge Lancashire (hereinafter called "the Property") shown edged red on the plan attached hereto is situated \_\_\_\_\_
- (2) The Owners are seised of the fee simple in possession of the Property \_\_\_\_\_
- (3) The Owners have by written application dated the Twentieth day of June Two thousand and one applied to the Council for permission to develop the Property as detailed in the plans and particulars deposited with the Council under the Council's reference 3/01/485/P \_\_\_\_\_
- (4) The Council is satisfied that the development disclosed by the said particulars is such as may be approved by the Council under the said Act \_\_\_\_\_

NOW THIS DEED WITNESSETH as follows:-

1. THIS Agreement is made in pursuance of Section 106 of the Town and Country Planning Act 1990 (as amended) \_\_\_\_\_
2. IN consideration of the Council hereby approving the said development for the purposes of the said Act the Owners hereby covenant with the Council as set out in the Schedule hereto \_\_\_\_\_

3. THE expressions "the Council" and "the Owners" shall include their respective successors in title and assigns \_\_\_\_\_

IN WITNESS whereof the Council has caused its Common Seal to be hereunto affixed and the Owners have signed as a Deed the day and year first before written \_\_\_\_\_

**THE SCHEDULE**

1. The Owners hereby covenant with the Council that the said Property shall be permanently subject to the restrictions regulating the development thereof as hereafter contained and the purport and intent of such covenants shall be registered upon the Title of the Owner at HM Land Registry by way of appropriate entry \_\_\_\_\_

2. The said covenants referred to in the preceding clause is as follows:-

- (a) The use of the Property as a quarry shall cease forthwith \_\_\_\_\_
- (b) Not to allow the thirty holiday chalets the subject of the development to be:
  - (i) occupied or let by any one person or group of persons for a continuous period of more than three months in any one year \_\_\_\_\_
  - (ii) used as permanent accommodation \_\_\_\_\_
- (c) To provide to the Council a monitoring report for each preceding twelve months stating:
  - (i) the dates on which the units were let \_\_\_\_\_
  - (ii) the duration of each letting \_\_\_\_\_
  - (iii) the persons to whom the units were let \_\_\_\_\_

**THE COMMON SEAL of RIBBLE** )

**VALLEY BOROUGH COUNCIL** )

was hereunto affixed in the presence of:- )



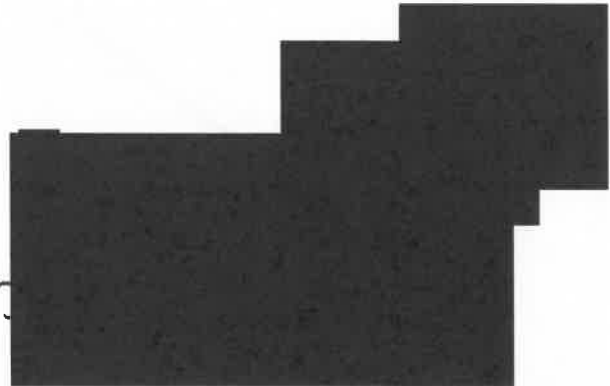
Mayor

Chief Executive

**SIGNED AS A DEED** on behalf of )

**PACEFORM LIMITED** in the )

presence of:- )



Director

Secretary

**SIGNED AS A DEED** on behalf of )

**RIBBLE VALLEY LUXURY** )

**HOMES LIMITED** in the presence of:- )



Director

Secretary

**Development Department**

Council Offices, Church Walk, Clitheroe, Lancs., BB7 2RA

Tel: (01200) 425111 Fax: (01200) 414487 DX: Clitheroe 15157



**RIBBLE VALLEY  
BOROUGH COUNCIL**

# Location Plan

Map Ref: SD6138SE

Scale: 1:2500



**301 0485 P**

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Ribble Valley Borough Council. Licence No. LA 079111 13 June 2001

RECEIPT NO. 1954
SOLD BY: B



*Appendix C – Sworn Statement from Mr. Stan Ainsworth*

I, Stan Ainsworth, of 4 New Drop View, Stoneygate Lane, Ribchester, PR3 2XE, do solemnly and sincerely declare as follows in relation to the properties located at Green Bank Park, Higher Road, Longridge, Lancashire:

1. I have been responsible for the build-out of all planning consents associated with the site comprising 45 units, and have directly managed the properties from the initial construction through to the present day or until their recent sale. This includes oversight of the development process and the ongoing management of the units across all time periods relevant to this submission.
  2. I am one of the applicants (or acting on behalf of the applicant) in respect of the submission of a Lawful Development Certificate relating to the site comprising a total of 45 units developed pursuant to a number of planning permissions which originally granted consent for use as holiday lets.
  3. I confirm that, while planning permission was granted for the use of the units as holiday accommodation, the units have not, at any time, been used or occupied as holiday lets. Instead, each of the 45 units has been used continuously as a dwelling for long-term residential occupation, forming the primary residence of those who have lived in them.
- For clarity the units in question are those approved as part of the following applications:
- Application 3/1995/0080 – Outline Application For Development Of 30 No. Holiday Chalets With Reception/Restaurant Building – approved 19/05/1998
  - Application 3/2000/0208 – Renewal Of Outline Permission For Development Of 20 No. Holiday Chalets With Reception And Restaurant – approved 18/05/2000
  - Application 3/2001/0485 - Reserved Matters Application For 30 Holiday Chalets – Approved 10/11/2004

- Application 3/2005/0503 - Construction of three additional timber chalets – approved 28/07/2005
- Application 3/2006/0400 - Erection of one holiday chalet. Proposed construction of 40m length of random stone wall 1.5m high along Clitheroe Road. – approved 21/06/2006
- Application 3/2006/0673 - Alteration to approved site road and layout (part) and additional 4 chalets; associated engineering works – Approved 15/09/2006
- Application 3/2006/1002 - Five additional stone Chalets on south west side of site, and amendments to siting of car park to avoid public footpath. – Approved 19/01/2007
- Application 3/2007/0576 - Two additional stone chalets. – Approved 20/07/2007

4. I further confirm that all evidence submitted as part of this application, including but not limited to the list of individual occupants for each unit and the specific dates of their occupancy, is true and accurate to the best of my knowledge and belief.

5. In support of this, I note the following:

a. Council Tax has been paid on all of the units throughout the relevant period, and records held by the Local Authority corroborate this. Furthermore, the Council was notified of all changes in occupancy as and when they occurred.

b. None of the units have ever been used for any alternative or non-residential use.

c. Any gaps in occupancy have been non-material and are representative of conventional breaks in tenancy, typically to allow for property maintenance or preparatory works prior to a change in occupation.

6. The use of each unit as a dwelling commenced from the date of its first occupation and has continued as such without material interruption.
7. This statement is made in support of the application for a Lawful Development Certificate and I make it knowing that it will be used as evidence in connection with the determination of that application.

I make this declaration conscientiously believing the same to be true and accurate.

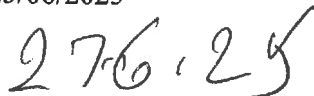
**Declared by:**

Name: Stan Ainsworth

Signature:



Date: 25/06/2025



**Before me:**

Name: Joshua Hellowell MRTPI

Signature:



Date: 25/06/2025



*Appendix D – Information and Evidence relating to each of the relevant units.*

# 36 Greenbank Park

Name of Tenants	Move In Date	Move Out Date
Mr & Mrs Holton	08-May-10	15-Feb-13
Mr & Mrs Frost	02-Mar-13	01-Oct-13
Tim Liebe & Rebecca Slater	26-Oct-13	26-Aug-15
Mr & Mrs N Fairburn	01-Sep-15	Sold to Greatclough Properties Ltd April 2023

# Dewhurst Homes

## Inventory and Schedule of Condition Declaration For

Address: 36 Greenbank Park, Longridge, Preston, PR3 2XY

As At Date: 1<sup>st</sup> March 2013

Checked on site By: H. P. [Signature]

I / we undersigned agree that I / we accept this Inventory Schedule of Condition as a true record of the above property as at the date of my / our taking occupation, unless written comments of any discrepancies are made in writing to Dewhurst Homes no later than five (5) working days after the date of the let. Pictures enclosed at the back of the inventory.

It is imperative that you allow adequate time to check through the content of the inventory and schedule of conditions for the property and record any damage, scratches, marks etc to decorations, carpets, curtains, fixtures and also record any missing items.

Unless your comments are adequately recorded and sent to Dewhurst Homes within five (5) working days of the date of the let, the document signed at the office will be taken as being correct record of the property.

Clearly, it is in your best interest to do this in order to protect your deposit and any comments received after 5 days WILL NOT BE ACCEPTED.

Counter-signed By Tenant/s:

[Signature]

Date: 2/03/13

Dewhurst Homes Limited. Registered in England No: 05415814 Director : Chris Dewhurst, Secretary : Mark Dewhurst  
VAT registration No 981 044 130

8 Towneley Parade, Longridge, Preston, Lancashire PR3 3HU  
Tel: 01772 783993 Fax: 01772 786982 mail@dewhursthomes.co.uk  
www.dewhursthomes.co.uk

**On expiry of the tenancy:**

At the time of check-out the inventory will be checked for breakages, missing items etc. Some time can be saved if the tenant checks the contents of the property, and ensures all furniture is in its original location, about seven days before the day they are due to vacate. Attention should be paid to cleanliness of the property including fridge, cooker, bathroom, carpets and curtains. Tenants will be charged, from their security deposit, for any missing or damaged items and for any cleaning deemed necessary at the time of checking the property (including windows). Tenants may also be charged should it be necessary for the agent to revisit the property in the event that the tenant has not fully vacated and cleaned the property at the time of the arranged check-out appointment. Tenants who have been allowed to keep a pet at the property must arrange for carpets to be professionally cleaned. Should the tenant fail to do so, the agent will instruct a company of their choice to carry this out and the cost will be deducted from the deposit held.

The Landlord's instructions will be taken, if necessary, as to the final amount to be deducted for dilapidations. Once the property has been checked, and dilapidations accounted for, a cheque for the balance will be forwarded to the tenant at their new address.

**Mould:**

To prevent condensation and mould growth (or its build up), moisture around windows should be wiped up daily as necessary including the paintwork surrounding the window.

Regular ventilation of the property is also required daily (use the ventilation catch if necessary)

Extractor fan's should always be used and NOT TURNED OFF, it does not use any more electric to run the fan. They will also need to be cleaned regularly to prevent dust build up.

Clothes should be dried on maidens rather than radiators.

Showers, sealant and tile grout should be cleaned weekly to prevent mould build up.

Failure to keep mould under control could render you liable for any subsequent damage so caused.

**Gardens:**

With the exception of properties where the Landlord has employed a gardener, the upkeep of the garden at the property is the responsibility of the tenant. If the tenant fails to maintain the garden in a neat and tidy condition

the agent will instruct a contractor and the tenant will be liable for the charge. The agent can arrange for regular visits by a gardener, if the tenant does not wish to carry out maintenance themselves, at the tenant's expense.

**Winter Time:**

As the tenant, you are responsible for any damage caused by frost or any adverse weather conditions where proper precautions have not been taken.

If you leave the property unattended for any period it is your responsibility to take reasonable precautions by leaving the central heating on a constant low – approx 16c (62F) – to maintain frost free conditions and turning the water off at the stop tap,

**Smoking:**

Is prohibited in any of our properties, if smoking is found, notice will be given immediately.

**Decorating:**

Decorating is not allowed unless permission from the landlord has been given.

**Carpet Cleaning:**

Due to past problems, please DO NOT use a hired carpet cleaner to clean any of the carpets as this can cause permanent staining which would mean you would be responsible for replacing the carpet.

If you require a contact to get your carpets professionally cleaned at a reasonable cost then please call us at the office.

**Utilities:**

The gas, electricity, water and telephone charges are the tenant's responsibility as well as any transfer charges, deposits etc, connected with this. The Landlord's agent will inform the local authority of your occupancy and for the electricity, gas and water supply accounts to be set up. If you are unsure who provides the utilities please call the numbers below.

Who supplies the gas? 0870 608 1524.

Who supplies the electric? 0870 751 0093

**Insurance:**

The tenant should insure their personal items. The Landlord is responsible for insuring any items remaining at the property and the building. The Landlord's agent can provide assistance in obtaining a quote for tenant's personal belongings.

**Repairs:**

For all repairs such as plumbing, electrical and building problems, that are due to normal wear and tear, contact the agent first. We will first seek authorisation from the Landlord and then instruct a tradesman to visit the property, unless the owner has left instructions to the contrary. This is likely to be within normal working hours, so the tenant should be prepared to furnish the agent's with a key or alternatively arrange to be at the property to allow access by the tradesman. It should be noted that visits by tradesmen will not be accompanied by a member of staff from the Landlord's agent.

Remember, an unnecessary or unauthorised call-out could result in a charge being made to the tenant.

**Inspections:**

During a six month tenancy, a full inspections of the property will be carried. The property should be in a clean and tidy condition for inspections. The right is reserved to increase the number of visits to ensure the property is maintained to a good standard.

**Giving Notice:**

The tenant needs to give one months notice in writing from his / her contract date once his/her tenancy agreement is on a monthly tenancy agreement.

Set of keys handed over – see photocopy

Meter Reading Below

Gas: 01356  
Electric: 07547  
Water: N/A

Entrance Hall Images 3795 – 3809	
	Fitted coir mat (clean)
	Painted cream walls – a few scuffs
	Ceiling light with lampshade & working bulb
	UPVC double glazed front door, has some paint on the door and frame
	Loft access
	Door bell box
	Smoke alarm
	Alarm sensor and key pad
	4 point coat hook on wall
Kitchen Images 3810 - 3872	
	Cream painted walls – there is a square mark on the wall where a picture has been
	Tiled effect lino (clean)
	Fitted wall and base units (clean, grill pan handle in cupboard)
	All cupboards inside and out are clean
	Integral fridge (clean)
	Integral dishwasher (clean), the landlord does not maintain the dishwasher
	Stainless steel sink and drainer
	Black worktops
	2 x double glazed windows with cream slat blinds
	Part tiled walls (clean)
	6 x Spot lights – one out
	Radiator.
	Alarm sensor
	Stainless steel double oven with shelves and grill pan and gas hob with extractor hood, the grill pan is dirty
	Storage cupboard – housing the combi 30 he boiler and electric meter
Dining room Images 3873 – 3886	
	Brown carpet (clean)
	Painted cream walls – no marks
	6 x spot lights (all working)
	1 double glazed window with cream slat blinds
	Radiator
	Television point
Utility room	

Images 3887 - 3896	
	Fitted base units with black worktops, there is a mark on the worktop and some materials as photographed
	Brown carpet and tiled effect lino
	Painted cream walls (clean) - Marks on walls above work surface
	Extractor fan
	Ceiling light working and lampshade
Downstairs W.C Images 3897 - 3915	Fitted two piece suite - sink and toilet (clean)
	Double glazed opaque window
	Tiled effect lino
	Cream slat blinds
	Ceiling light
	Part blue tiled walls (clean)
	Painted part cream walls - couple of scuffs
	Radiator
	Extractor fan
	Circular ceiling light - working
Lounge Images 3916 - 3946	
	Brown carpet - clean
	Painted cream walls - no marks - water stain on ceiling
	2 x double glazed windows
	Double glazed patio doors - key in door
	3 sets of cream curtains with metal rails - clean
	6 x spot lights, 4 x wall lights - two not working and 2 x ceiling lights with lampshades (one bulb not working) and picture light (working)
	Gas fire in stone surround - the hearth is marked + has a chip in it.
	2 x radiators
	Television point
	Telephone point
Stairs & Landing Images 3947 - 3961	
	Painted cream walls - no marks - marks on
	Brown carpet, clean just a few bits
	Wooden bannister
	Ceiling light - working, with lampshade
	Smoke alarm
	Velux sky light - crack on one side of glass
	1 spot light - working
Bedroom one	

Images 3962 - 3988	plaster missing from cornice of ceiling near patio
	Brown carpet - clean
	Painted cream walls - a few minor marks and there is mould around the bottom of the patio doors <i>and pink cradling on wood + walls</i>
	7 x spot lights - all working
	Patio doors leading to balcony (balcony clean and tidy), key in door
	Cream curtains (clean) - <i>No tie backs</i>
	Radiator
	Built in wardrobe with lighting (both bulbs working) - brown carpet, clean
En - suite Images 3989 - 4006	
	Three piece suite - toilet, sink and mains shower cubicle (all clean), the shower seal is black in a couple of places
	Part tiled walls (clean)
	Part cream walls (clean)
	Extractor fan and 3 x spot lights - working
	Heated towel rail
	Shaving light - working
	Velux sky light
Bathroom Images 4007 - 4028	
	Fitted three piece suite - toilet, sink and corner bath - all clean
	3 x spot lights - all working
	Part tiled walls (clean)
	Heated towel rail
	Painted part cream walls (clean), 1 picture hook
	Lino floor - clean - <i>tear under door near door</i>
	Extractor fan
	Velux window
	Shaving light - working
Bedroom Two Images 4029 - 4048	
	Painted cream walls - quite a few scuff marks
	Brown carpet - clean
	Double glazed window
	Cream curtains and metal rail
	6 x spot lights - all working
	Television point
	Radiator
Bedroom Three Images 4049 - 4061	
	Brown carpet - clean
	Painted cream walls - no marks
	Double glazed window

	Cream curtains with metal rail
	6 x spot lights (all working)
	Television point
	Radiator
Outside Images 4062 - 4072	
	Mainly laid to Lawn gardens all around the property (clean and tidy)
	Pathways and patio, the landlord maintains the grass it is the tenants responsibility to keep the pathways and patio clean and tidy
	Gas meter
	Outside light - bulb not working

Utilities meter cover broken on Endley





SAM\_3795



SAM\_3796



SAM\_3797



SAM\_3798



SAM\_3799



SAM\_3800



SAM\_3801



SAM\_3802



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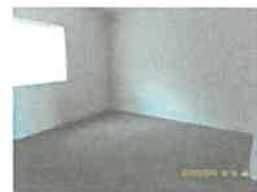
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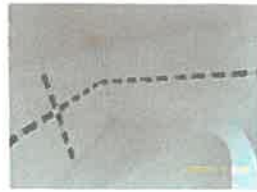
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SAM\_4035



SAM\_4036



SAM\_4037



SAM\_4038



SAM\_4039



8 Towneley Parade  
Longridge, Preston  
PR3 3HU  
TEL: 01772 783993  
FAX: 01772 786982

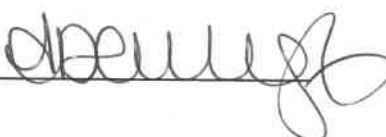


**INVENTORY / INSPECTION REPORT**

**FOR**

Address: 36 Greenbank Park, Longridge, Nr Preston

As At Date: 7<sup>th</sup> May 2010

CHECKED ON SITE BY: 

Counter-signed By Tenant/s: 

Date: 07/05/2010

**SETS OF KEYS HANDED TO TENANT:**

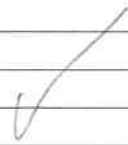
Meter Readings as at 7<sup>th</sup> May 2010 Gas: 00005  
Electric: 00016

<b>Note</b>	Everything through out the property is brand new and clean.
<b>Entrance</b>	
<b>Hall</b>	New Fitted coir mat (clean)
13187 to	Newly painted Cream walls
13190	Ceiling light
	UPVC double glazed front door
	Loft access
	Door bell box
	Smoke alarm
	Alarm sensor and key pad
<b>Kitchen</b>	
13191 to	Newly painted Cream walls
13246	New tiled effect lino (clean)
	Fitted wall and base units (clean)
	All cupboards inside and out are clean
	New Integral fridge (clean)
	New Integral dishwasher (clean)
	New Stainless steel sink and drainer (clean)
	Black worktops (clean)
	2 X double glazed windows with cream slat blinds
	Part tiled walls (clean)
	6 x Spot lights (all working)
	Radiator. Wall thermostat.
	Alarm sensor
	New Stainless steel double oven with shelves and grill pan and gas hob with extractor hood
	Storage cupboard – housing the combi 30 he boiler and electric meter
<b>Dining room</b>	
13247 to	New brown carpet (clean)
13256	Newly painted Cream walls
	6 x spot lights (all working)
	1 double glazed window with cream slat blinds
	Radiator
	Television point
<b>Utility room</b>	
13257 to	New Fitted base units with black worktops
13264	New Brown carpet and tiled effect lino
	Radiator
	Newly painted Cream walls (clean)
	Extractor fan
	Ceiling light working

Downstairs	New Fitted two piece suite – sink and toilet (clean)
W.C	Double glazed opaque window
13265 to	New tiled effect lino
13271	Cream slat blinds
	Ceiling light
	Part blue tiled walls (clean)
	Newly painted part cream walls (clean)
	Radiator
	Extractor fan
Lounge	
13272 to	New brown carpet
13283	Newly painted Cream walls
	2 x double glazed windows
	double glazed patio doors
	3 sets of cream curtains with metal rails - clean
	6 x spot lights, 4 x wall lights – two not working and 2 x ceiling lights and picture light
	Gas fire in stone surround (clean)
	2 x radiator
	Television point
	Telephone point
Stairs &	
Landing	Newly painted Cream walls
13284 to	New Brown carpet
13291	Wooden banister
	Ceiling light - working
	Smoke alarm
	Velux sky light – crack on one side of glass
	1 spot lights
Bedroom one	
13292 to	New Brown carpet
13303	Newly painted Cream walls
	6 x spot lights – working
	Patio doors leading to balcony (balcony clean and tidy)
	Cream curtains (clean)
	Radiator
	Built in wardrobe with lighting –new brown carpet
En – suite	
13304 to	Three piece suite – toilet, sink and mains shower cubicle (all clean)
13313	Part tiled walls (clean)
	Part cream walls (clean)
	Extractor fan and 3 x spot lights - working
	Heated towel rail
	Shaving light
	Velux sky light.
Bathroom	
13314 to	Fitted three piece suite – toilet, sink and corner bath - all clean

CHIPPED -

NEED TO WORK ON







SDC11484



SDC11485



SDC11486



SDC11487



SDC11488



SDC13187



SDC13188



SDC13189



SDC13190



SDC13191



SDC13192



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SDC13340



SDC13341



SDC13342



SDC13343

Property information for  
**36, GREEN BANK PARK,  
HIGHER ROAD,  
LONGRIDGE, PRESTON,  
PR3 2XY**

<b>Local Authority</b>	Ribble Valley ( <a href="https://www.ribblevalley.gov.uk/">https://www.ribblevalley.gov.uk/</a> )
<b>Local authority reference number</b>	00071035452136
<b>Council Tax band</b>	A
<b>Improvement indicator</b>	No
<b>With effect from</b>	8 May 2010
<b>Mixed-use property</b>	No
<b>Court code</b>	None



2 Lockside Office Park  
Lockside Road  
Preston  
PR2 2YS

01772 369 669

[www.pwaplanning.co.uk](http://www.pwaplanning.co.uk)

