

**Land at Lane Ends Farm,  
Hothersall Lane,  
Hothersall,  
Preston,  
PR3 2XB**

Application for a Certificate of Lawfulness to confirm the existing lawful use of the Site

**SUPPORTING STATEMENT**  
**JANUARY 2026**

# REPORT CONTROL

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<b>Project</b>	Land at Lane Ends Farm
<b>Client</b>	Manor House Commercials Limited
<b>Job Number</b>	26-2713

## Document Checking

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## **/1 INTRODUCTION**

1.1 PWA Planning is instructed by Manor House Commercials Limited ('the Applicant') to submit an application for a Certificate of Lawfulness (LDC) to confirm the existing lawful use of Land at Lane Ends Farm, Hothersall Lane, Hothersall, Preston, PR3 2XB ('the Site') for:

*Use for the purposes of an Industrial/Commercial Landscaping Contracting Business associated activities including,*

- a) the parking and unloading of plant and machinery and commercial vehicles,*
- b) the storage of materials associated with landscape contracting,*
- c) The storage and maintenance of vehicles, tools, equipment, and ancillary items,*
- d) The administrative functions of the Business, and*
- e) The siting of containers and other buildings/covered areas for general storage purposes.*

1.2 This LDC refers to the site as shown on the submitted Location Plan (ref.001)

1.3 The Application is made under Section 191(a) of the Town and Country Planning Act 1990 (as amended) (TCPA), which provides for the formal confirmation of the lawfulness of any existing use of buildings or other land.

1.4 The Local Planning Authority (LPA), Ribble Valley Borough Council (RVBC), had previously issued an enforcement notice ref. 22537 (operational development) on the 23<sup>rd</sup> of October 2025 to the applicant. It related to the alleged breach of planning control of the following:

- a) Without planning permission, engineering works to level and regrade the site, infill a pond and create an earth bund, the formation of hardstanding, and the siting of shipping containers on the land.
- b) Without planning permission, the change of use of the land outside of the approved planning unit for the car repair garage and MOT testing centre for the storage of waste

and material in connection with the car repair garage and MOT testing centre. For the avoidance of doubt the approved planning unit is the area of land shown edged red on the approved location plan (Drawing No. 01B) in planning permission ref: 3/2025/0381 (shown edged red on attached plan 2).

1.5 An appeal against this enforcement notice was made and was made valid on the 21<sup>st</sup> of November 2025 (ref. APP/T2350/C/25/3376132).

1.6 On the 8<sup>th</sup> of January 2026, the Head of Development Management & Building Control at RVBC emailed the Planning Inspectorate to advise,

*In reviewing the documents for the appeal, it has come to the attention of the LPA that the reasons for serving the Enforcement Notice (section 4) do not include the harm and the relevant policies which are required. Therefore, the LPA has written to every party who was served with a copy of the notice today notifying them of their decision to withdraw the enforcement notice. The LPA intends to reissue a new notice for the same development with the requisite reasons added. I will send a copy of the withdrawal notice to PINS in due course, likely tomorrow.*

1.7 Following receipt of the aforementioned letter on the 9<sup>th</sup> of January 2026, the Planning Inspectorate wrote to the applicant to advise that,

*In exercise of the power in s173A(1)(a) of the Act, the LPA have withdrawn the enforcement notice and I understand that they have notified you. We will take no further action on this appeal(s).*

1.8 Given the case presented to the Planning Inspectorate within our Grounds and Facts Document that was submitted with the aforementioned Appeal and given the commercial history and former use of the site, the purpose of this application is to demonstrate that the use of the land has been established for more than ten years and is now considered lawful.

1.9 The following evidence is provided in support of the Application:

- STATUTORY DECLARATION - [REDACTED]
- STATUTORY DECLARATION - [REDACTED]
- STATUTORY DECLARATION - [REDACTED]

- Location Plan, dwg ref 001
- Existing Site Plan, dwg ref 002
- Colour Coded 'Existing Uses' Plan, dwg ref 003
- Google Earth Image 2015, dwg ref 005

1.10 This Statement provides an overview of the Site and planning history alongside details on the Proposed Development and how the scheme is compliant with the provisions of the TCPA.

## /2 SITE DESCRIPTION

- 2.1. The application relates to the site known as Lane Ends Farm, and this is located to the east of Hothersall Lane, which is also where the site can be accessed.
- 2.2. Figure 1 below shows an aerial view of the entire site within the ownership of the applicant (outlined in purple). The site has a long-established commercial character and does not represent an undeveloped or pristine area of countryside.

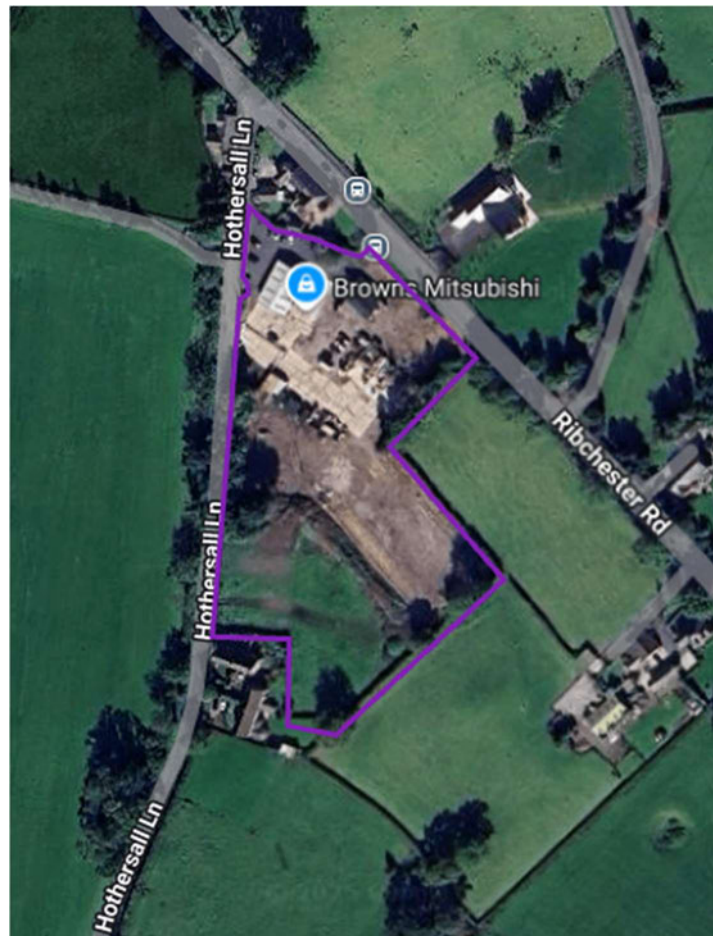


Figure 1: Aerial view of the site

- 2.3. The site has always been of general industrial use and, prior to being purchased by the applicant, was previously occupied by a landscaping contractor (known as Wilkinson Landscaping). The established use involved storage of materials, plant, machinery and associated paraphernalia typical of a rural commercial yard.
- 2.4. More recently, the land has been acquired with part of the site being operated as a vehicle repair, servicing and MOT testing facility. The sales particulars, included in Appendix A,

confirm that the site comprises a detached office, workshop building, yard areas, parking and a small agricultural paddock. The character of the site is therefore firmly commercial in nature.

### **/3 PLANNING HISTORY**

3.1. The site consists of the following planning history:

- 3/2025/0723 | Proposed formation of new site entrance and associated site works. | Withdrawn on 07/11/2025
- 3/2025/0381 | Proposed change of use of existing repair garage (Use Class B2) to incorporate MOT testing use (Sui Generis). | Approved on 25/07/2025
- 3/2007/0022 | Erection of horticultural polytunnel, 6.4m x 14.63m for protection of shrubs and plants in temporary storage. | Approved on 09/02/2007
- 3/2007/0022 | Erection of horticultural polytunnel, 6.4m x 14.63m for protection of shrubs and plants in temporary storage | Approved with Conditions.
- 3/1996/0051 | Single storey office building | Approved with Conditions.
- 3/1976/1285 | Demolition of buildings. Erection of building for storage of agricultural and horticultural equipment | Approved with Conditions.

3.2. The above planning history is material to this appeal because it confirms the long-established commercial character of the site and the lawful use of buildings and land for workshop, storage and yard-based activities.

3.3. The grant of planning permission for B2 use with MOT testing in 2025 did not create a new planning unit in isolation but formalised an extension of existing commercial activity on land which had already been operating as a contractors' yard for many years. This historic pattern of lawful commercial use is directly relevant when considering whether any material change of use has occurred and whether the Council's allegations properly reflect the lawful baseline of the site.

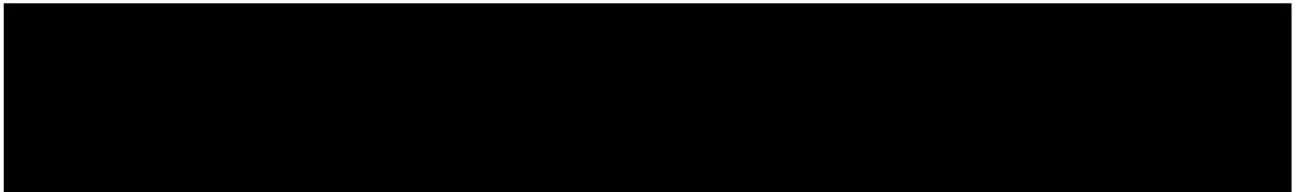
## **/4 OPERATIONAL DEVELOPMENT AND USE OF LAND TIMELINE**

4.1. This section outlines the timeline of the site concerning its operational development and use of land for the purposes of:

*An Industrial/Commercial Landscaping Contracting Business associated activities including,*

- a) the parking and unloading of plant and machinery and commercial vehicles,*
- b) the storage of materials associated with landscape contracting,*
- c) the storage and maintenance of vehicles, tools, equipment, and ancillary items,*
- d) the administrative functions of the Business, and*
- e) the siting of containers and other buildings/covered areas for general storage purposes.*

4.2. This will be carried out through consideration of the evidence provided within the Supporting Statements (Statutory Declarations) from:



In addition, an analysis of a series of historical satellite imagery sourced from Google Earth has been undertaken.

### **Evidence from Supporting Statements (Statutory Declaration / Affidavit)**



4.3. The first Statutory Declaration was made by [REDACTED] of WJ Wilkinson & Sons (Landscaping) Ltd, formerly W.J. Wilkinson & Sons (Nurseryman) Limited, since 1972.

4.4. The site originally formed part of the farmstead [REDACTED] and these operations included the sale of materials associated with horticultural activities. [REDACTED]

[REDACTED]

4.5. [REDACTED]

directly aware of the nature of the Site and the use in that regard.

4.6. [REDACTED], they operated the

business known as W.J. Wilkinson & Sons (Nurseryman) Limited from the Site.

4.7. [REDACTED] confirms the use of the Site for the operation of the business as W.J. Wilkinson &

Sons (Nurseryman) began around 1972 and has continued without interruption since that date. This means that the use has been continuous for a period in excess of ten (10) years prior to the date of this application.

4.8. The core activities undertaken on the Site have consistently comprised:

- The parking, loading, and unloading of plant and machinery (e.g., excavators, 3-tonne mini-diggers dumpers, tractors) and commercial vehicles (e.g., HGV's (including Arctic's, Flat bed droppers and 7.5t tipper lorries), transit vans, tipper lorries, 4x4's, staff vehicles).
- The storage of materials associated with landscape contracting, including aggregates, soil, sub-soil, sand, spoil, mulch, plants, trees, shrubs, timber, fencing, and bulk bags on the Site.
- The storage and maintenance of vehicles, tools, equipment, and ancillary items necessary for the Business within the workshop on the Site.
- The administrative functions of the Business, including office-based tasks, staff meetings, and client liaison.
- The siting of containers and other buildings/covered areas for general storage purposes on the Site.

[REDACTED]

4.9. The second Statutory Declaration was made by [REDACTED], who was

[REDACTED] business formerly known as W.J. Wilkinson & Sons (Nurseryman) Limited, but then known as WJ Wilkinson & Sons (Landscaping) Ltd [REDACTED]

4.10. [REDACTED] This period

provides continuous and direct knowledge of the Business for 25 years. Throughout his employment, the sole operational base for the Business was from the site.

4.11. [REDACTED] is therefore directly aware of the nature of the Site and the use in that regard.

4.12. [REDACTED], he regularly attended the Site. Specifically, [REDACTED] daily routine involved:

- Commencing work at the Site five and half to six days a week, at approximately 7am, working through to 5pm-7pm.
- Reporting to the office on the Site.
- Loading vehicles and plant and turf and other materials and tools stored on the Site before commencing work off-site.
- Returning to the Site each evening/end of the day to unload, wash down, and secure plant, machinery, and vehicles.

4.13. [REDACTED] the Site was continuously and without interruption used for activities that were integral and ancillary to the industrial/commercial landscape contracting business. These included:

- Vehicle and Plant Movement: The daily movement, parking, and maintenance of the company's fleet, including HGV's (including Arctic's, Flat bed droppers and 7.5t tipper lorries), transit vans, tipper lorries, excavators, 3-tonne mini-diggers dumpers, tractors, 4x4's, and staff vehicles.
- Material Storage: The receipt, handling, and storage of bulk materials used for hard and soft landscaping, such as aggregates, gravel, topsoil, sub-soil, sand, mulch, and fencing materials, which were stored openly or in dedicated bays/sheds on the Site.
- Workshop/Maintenance: The use of the main workshop building on the Site (Building A on the accompanying plan) for the repair, servicing, and preparation of equipment and plant.
- Administration: The use of the main building office on the Site (Building B on the accompanying plan] for payroll, administration, and staff briefings.
- Growing: The use of the polytunnel on the Site (Location C on the accompanying plan) for growing seedlings, small plants etc.

### 3. [REDACTED]

4.14. The third Statutory Declaration was made by [REDACTED]  
[REDACTED] the site since 1974, giving [REDACTED] continuous and [REDACTED]

knowledge of how the land has been used over several decades. The declaration is based on [REDACTED]

4.15. [REDACTED] confirms that the site has been used continuously and without interruption for an industrial and commercial landscape contracting business for well over ten years, specifically from 1974 until February 2024.

4.16. He describes in detail the range of activities carried out on the land, including,

- the parking, movement, maintenance, and storage of commercial vehicles, plant, and machinery;
- the storage of landscaping materials such as aggregates, soil, timber, fencing, and plants;
- the operation of workshops for equipment servicing and repairs;
- office-based administrative activities such as payroll and staff briefings;
- and the use of a polytunnel for growing plants and seedlings.

He states that these uses were regular, visible, and integral to the business.

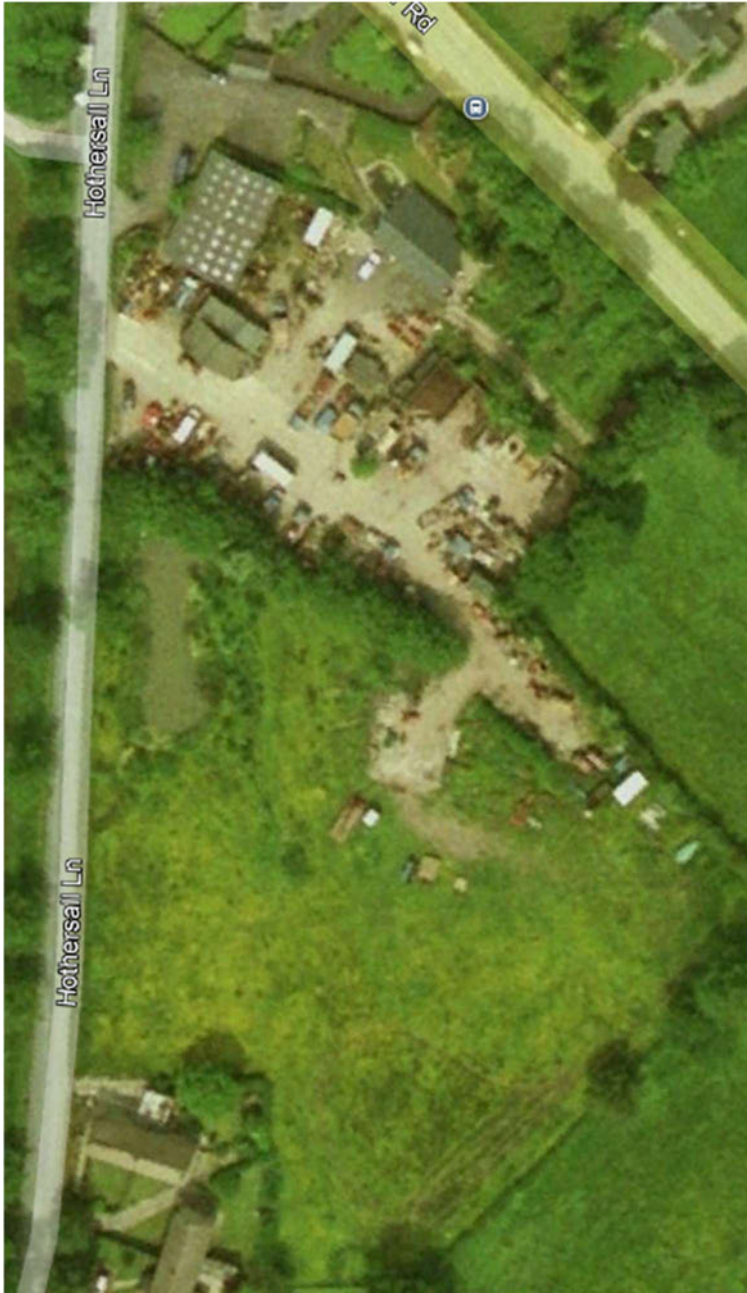
4.17. The declaration also sets out the physical features of the site that supported these activities, including a main workshop building constructed in 1976, an office building added in 1996, a polytunnel erected in 2007, covered storage areas, extensive areas of hardstanding for vehicle movements and parking, designated storage bays for materials, soil and spoil storage areas, container storage zones, and an earth bund created over time to screen the site from nearby residential properties. [REDACTED] notes that these features and uses were apparent from public vantage points and adjoining land throughout the relevant period.

4.18. [REDACTED] explains that the site was purchased by the company in December 2024 [REDACTED] [REDACTED] and its marketing as a commercial yard with office, building, and secure concrete storage areas. [REDACTED] concludes by affirming that the site's use as an industrial and commercial landscaping business has been lawful, continuous, and consistent for more than ten years, and declares the contents of the statement to be true to the best of [REDACTED] knowledge and belief.

### **Analysis of Historical Imagery**

4.19. The following historical imagery was extracted from Google Earth Imagery and showcases the Physical Evidence of Use/ Physical Characteristics as collaborated by [REDACTED] [REDACTED] within their Statutory Declarations, respectively.

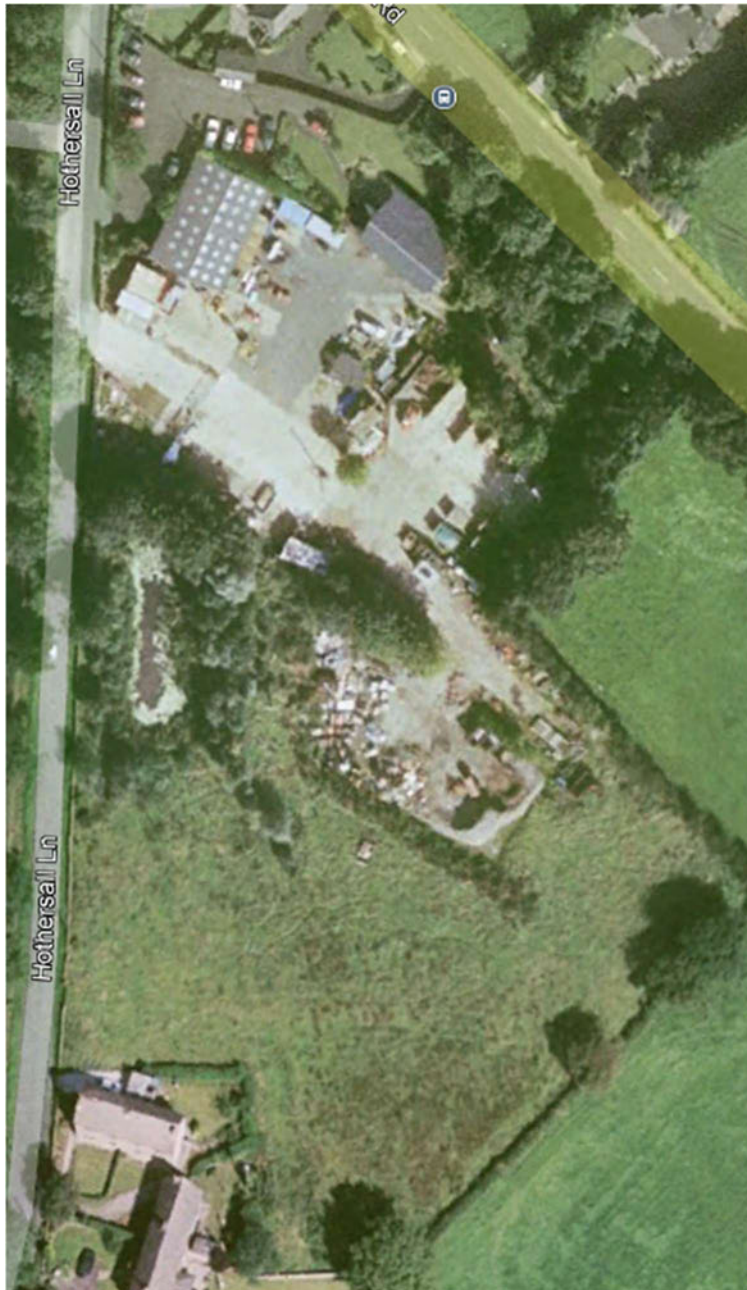
### **Historical Image 1 (January 2000)**



- 4.20. This is the earliest satellite imagery available for the site. It is evident that the main workshop building and an office building are present, represented as Building A and Building B, respectively, on the accompanying Coloured Coded Map.
- 4.21. A hardstanding yard area surrounding the centre of the site can also be seen, it is surfaced with concrete/gravel to enable vehicle movements, parking, but also for container storage, waste, equipment and vehicle parking for the business at that time.

- 4.22. There are designated areas for the storage of soil and spoil, for the business, as shown in the area shaded in 'yellow' on the accompanying Coloured Coded 'Existing Uses' Plan.

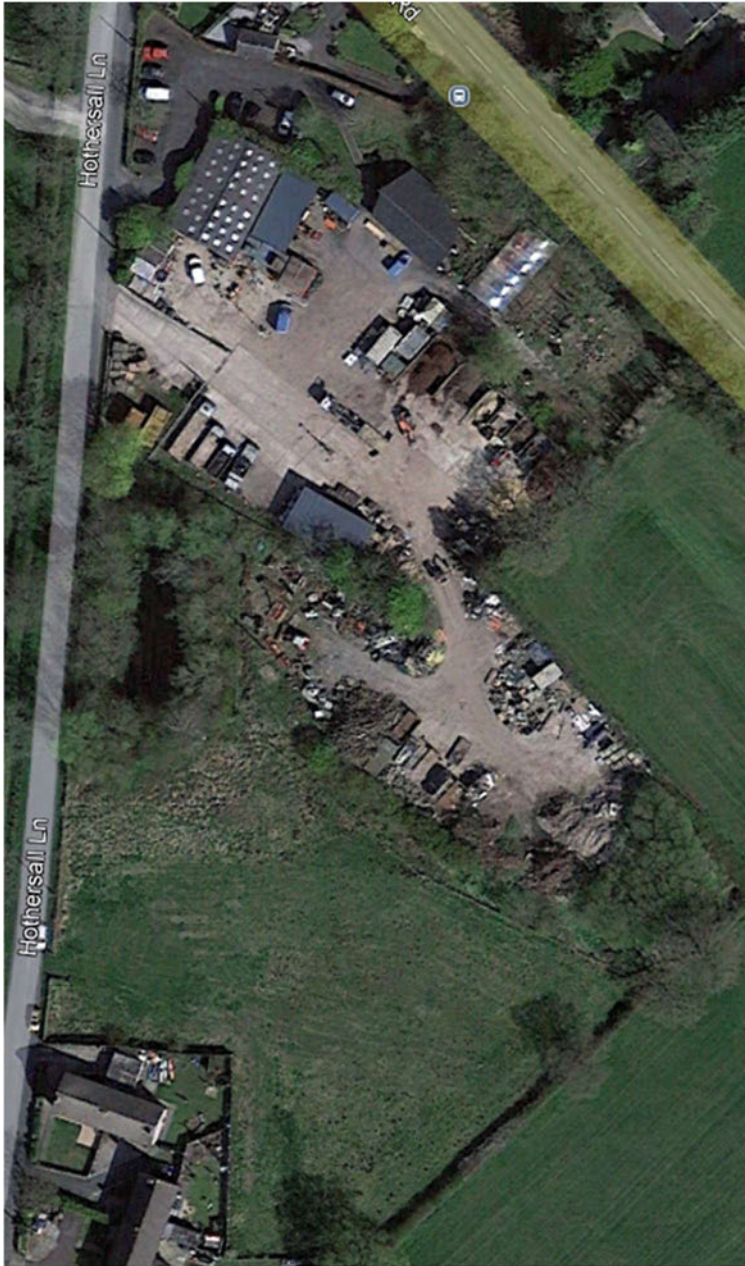
**Historical Image 2 (January 2003)**



- 4.23. This satellite imagery was taken in January 2003, where the main workshop and office building can still be seen. When compared to Image 1 above, it is evident that the central hardstanding area of the site has expanded and container storage, waste, equipment, and vehicle parking can be seen scattered throughout that area.

- 4.24. The formation of an earth bund can also be seen as beginning to develop, as shaded in 'purple' on the Colour Coded 'Existing Uses' Plan.

**Historical Image 3 (April 2015)**



- 4.25. This is the next available satellite image and this was taken in April 2015. It is evident that the approved polytunnel tunnel can be seen, Building C on the Colour Coded 'Existing Uses' plan, as well as the covered storage area with concrete panel sides, Building D on the Colour Coded 'Existing Uses' plan.

- 4.26. Areas for the storage of aggregates, sand, top-soil, spoil, mulch, plants, trees, shrubs, timber, fencing, and bulk bags etc., evidenced by retaining walls/bays can be seen in areas shaded in 'pink' as per the Colour Coded 'Existing Uses' plan.
- 4.27. An area for the storage of soil and spoil for the Business also be found, as shown in areas shaded in 'yellow' as per the Colour Coded 'Existing Uses' plan, and again, container storage, waste, equipment, and vehicle parking associated with the business can be seen scattered throughout the hardstanding yard area.
- 4.28. The further development of the earth bund can also be clearly seen, with dense vegetation now growing on top of it.

**Historical Image 4 (July 2017)**



- 4.29. This satellite image was taken in July 2017, and vegetation on the periphery of the site can be seen as denser and more mature. It covers the area for the storage of aggregates, sand, topsoil, spoil, mulch, plants, trees, shrubs, timber, fencing, and bulk bags, etc., but also shields the polytunnel. Otherwise, minimal differences can be found when compared to Image 3.
- 4.30. It is worth noting the enlargement of the earth bund as vegetation continues to grow on it.

**Historical Image 5 (June 2018)**



- 4.31. This satellite image was taken in June 2018, where minimal differences can be found when compared to Image 4.

4.32. The size of the earth bund has remained of a similar size.

**Historical Image 6 (April 2020)**



4.33. This satellite image was taken in April 2020, where the site appears slightly more organised than earlier images, and a general tidy-up may have occurred namely the trimming of overgrown vegetation.

4.34. Overall, minimal differences can be found when compared with Image 5.

**Historical Image 7 (September 2021)**



- 4.35. This satellite image was taken in September 2021. Overall, minimal differences can be found when compared with Image 6.

### **Historical Image 8 (June 2023)**



- 4.36. This satellite image was taken in June 2023. Overall, minimal differences can be found when compared with Image 7.

### **Historical Image 9 (April 2025)**



- 4.37. This satellite image was taken in April 2025. It can be seen that extensive vegetation clearance has occurred, including a close cut of the grassland area to the south of the red line boundary, removal of vegetation from the bund below the hardstanding yard area (although its shape can still clearly be seen on the above image), and the removal of vegetation that previously surrounded the polytunnel, Building C, which has also been removed.
- 4.38. Trees close to the pylons that dissect the site have been removed by the electricity board (Electricity Northwest) as part of their legal obligation and maintenance programme to keep

overhead lines clear of vegetation. Designated areas for the storage of soil and spoil have also been removed and subject to clearance.

- 4.39. The site also contains less vehicles, less scattered outdoor/container storage, waste, equipment, when compared to previous historical images.

**Image 10 (Present, September 2025)**



- 4.40. This satellite image was taken in September 2025, which is the latest imagery available, reflecting the current position of the site.

- 4.41. It can be seen that the previously extensively cleared vegetation surrounding the central hardstanding yard area has slowly begun to regrow. Vegetation has also started to grow on top of the earth bund.
- 4.42. Designated areas where the polytunnel previously sat, for the storage of aggregates, sand, top-soil, spoil, mulch, plants, trees, shrubs, timber, fencing, and bulk bags, etc., have also been removed and are now vacant.
- 4.43. More trees close to the pylons that dissect the site have been removed by the electricity board and container storage, waste, equipment, and vehicle parking appear more prevalent on site.
- 4.44. As the above images corroborate alongside the submitted Statutory Declarations, the Physical Evidence of Use and Physical Characteristics of this site clearly demonstrate that the use of the land has been established for more than ten years and is now considered lawful.

## **/5 RELEVANT LEGISLATION**

5.1. 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*

*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);*

*I 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.*

- 5.2. Section 171 of the Town and Country Planning Act sets the time limits for enforcement where there has been a breach of planning control.
- 5.3. In April 2024, the then government made amendments to the Planning Act 2008 (Commencement No. 8) and Levelling-up and Regeneration Act 2023 (Commencement No. 4 and Transitional Provisions) Regulations 2024. As part of this Regulation 3(b) brings into force section 115 of the 2023 Act. Section 115 amends section 171B(1) and (2) of the 1990 Act to extend the time period in which local planning authorities can take enforcement action against unauthorised development in England from **4 to 10 years**. This came into force on 25<sup>th</sup> April 2024.
- 5.4. Nevertheless, within the same set of amendments, the below transitional provision for time limits on enforcement was included:

*5. The amendments made to the 1990 Act by section 115 of the 2023 Act (time limits for enforcement) do not apply where—*

*(a) in respect of a breach of planning control referred to in section 171B(1) of the 1990 Act (b) (time limits), the operations were **substantially completed**, or*

*(b) in respect of a breach of planning control referred to in section 171B(2) of the 1990 Act (time limits), the breach occurred,*

*before the day on which that section comes into force.*

### **Onus of Proof**

- 5.5. It is understood that 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.
- 5.6. 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.

- 5.7. In this case, it is considered that the evidential documentation submitted in support of the use of the site for more than 10 years, detailed at Section 6 below, is conclusive.

## **/6 ESTABLISHING LAWFULNESS**

6.1. This section will demonstrate the lawful use of the site for more than 10 years for:

*Use for the purposes of an Industrial/Commercial Landscaping Contracting Business associated activities including,*

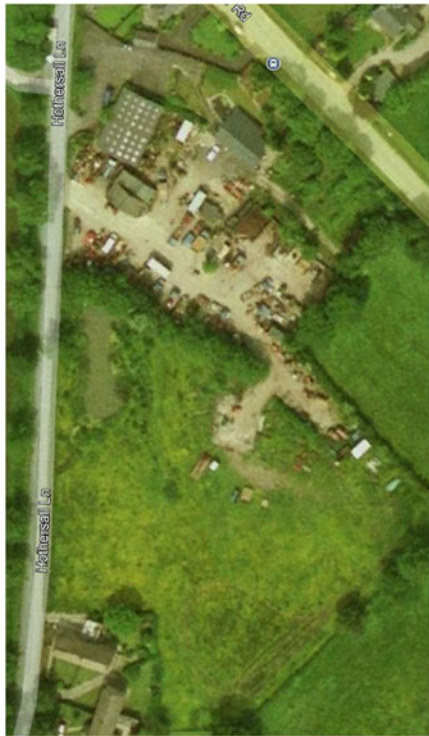
- a. the parking and unloading of plant and machinery and commercial vehicles,*
- b. the storage of materials associated with landscape contracting,*
- c. The storage and maintenance of vehicles, tools, equipment, and ancillary items,*
- d. The administrative functions of the Business, and*
- e. The siting of containers and other buildings/covered areas for general storage purposes.*

6.2. Based on the operational use timeline and historical image analysis as demonstrated in Chapter 4 earlier, we can establish the following.

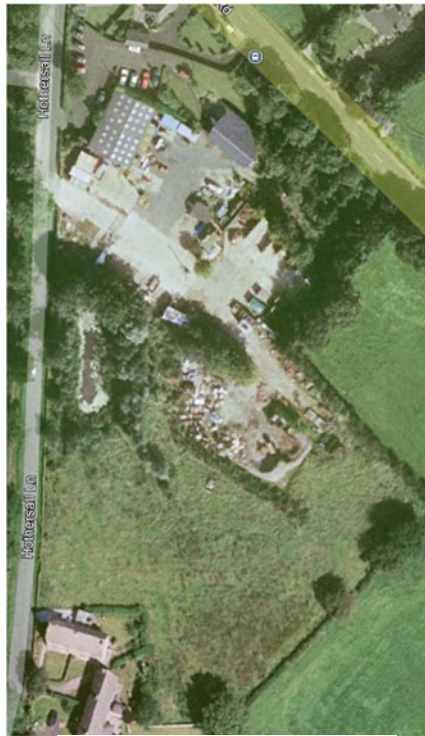
6.3. Image 1 was the earliest satellite imagery (January 2000) available for the site. The site at the time was occupied by a landscaping contractor, where structures including an office block, workshop building, car parking and storage areas can be seen. The site can also be seen as untidy, with waste, storage containers and materials and informally parked cars that are scattered throughout the site.

6.4. Images 2, 3, 6 and 8 show the state of the site throughout the years. The site at that time remains occupied by a landscaping contractor, and it is evident that the structures on site remained the same, and the site is untidy with materials, waste, shipping containers and informally parked cars scattered throughout the site.

6.5. It is worth noting that the concrete yard in the centre of the site has also been lawfully established on-site for over 10 years. Differences between Images 1, 2 and 3 show how the site's central concrete yard has expanded throughout the years.



Historical Image 1 (January 2000)



Historical Image 2 (January 2003)



Historical Image 3 (April 2015)



Historical Image 6 (April 2020)



Historical Image 8 (June 2023)



Image 10 (Present, September 2025)

6.6. Statutory declarations confirm the history of use and the physical evidence of use of the site, which is further corroborated by historical image analysis earlier in Chapter 4.

- 6.7. On the basis that the use of the site has clearly been established since 1972, for over 10 years, and by virtue of the passage of time, it has become lawful.
- 6.8. We consider this also means that the earlier enforcement action brought against the applicant, relating to the siting of shipping containers on land and the change of use of the land for the storage of waste and material, can no longer be taken.

## **/7 CONCLUSION**

7.1. This lawful development certificate application seeks confirmation that the following is indeed lawful:

*Application for a Certificate of Lawfulness for the use of the land for the purposes of an Industrial/Commercial Landscaping Contracting Business associated activities including,*

- a) the parking and unloading of plant and machinery and commercial vehicles,*
- b) the storage of materials associated with landscape contracting,*
- c) The storage and maintenance of vehicles, tools, equipment, and ancillary items,*
- d) The administrative functions of the Business, and*
- e) The siting of containers and other buildings/covered areas for general storage purposes.*

7.2. Considering all of the above and the submitted evidence, it is clear that all of the matters claimed to be lawful are indeed so. In accordance with the NPPG, it is considered that the evidence provided is sufficiently precise and unambiguous to justify the grant of a certificate. Accordingly, based on the evidence provided, it is clear that the applicant would be entitled to a certificate to this effect.

APPENDIX A



**Lane Ends Farm**  
**COMMERCIAL YARD, OFFICE, BUILDING & Paddock**  
**Hothersall Lane**  
**Longridge**  
**Preston, Lancashire**  
**PR3 2XB**  
**Set in 3.59 acres**  
**FOR SALE BY INFORMAL TENDER**  
**Guide Price OIEO £750,000**

A desirable opportunity for the purchase of a valuable commercial property in a great location on the outskirts of Longridge town. Lane Ends Farm has the benefit of a good sized 170sq/ft brick built office block, 1800sq/ft workshop building, secure concrete yard and storage areas, customer car park and adjoining 1.7 acre agricultural field. All mains electric, gas & water services are available with private drainage, local authority Ribble Valley Borough Council with business rates payable and a use class of Workshop & Premises.

Tender deadline **12 noon Friday 12th July 2024** clearly marked 'Lane Ends Farm' to the Sawley office. Tender form available at [www.rturner.co.uk](http://www.rturner.co.uk) or by request.

Viewings by appointment only through the selling agents. Ref JT Sawley office 01200 441351

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, BB7 4LH



## Description

Lane Ends Farm provides a useful and attractive small commercial site in the Ribble valley close to major road networks and the M6 motorway junctions and other facilities on the outskirts of Longridge Town. Previously tenanted long term by a landscaping company the site is in good condition and has potential for many other commercial uses with the benefit of offices, buildings, workshop, yard and agricultural land available. The property would appeal to several different buyer types from private individuals to investors and speculators alike.

The premises comprises in more detail as follows:

### Detached Office (750sq/ft gross internal area)

Constructed in 1998 with brick and white painted pebble dash rendered walls and a tile roof over all walls are cavity and insulated. The building is single story and has a small amount of loft storage available the internal floor area extends to circa 750 sq ft. **Entrance Vestibule** 10' 9" x 5' 2" with glazed inner and outer doors. **Open plan office** 22' 0" x 14' 8". **Manager's Office** 10' 8" x 9' 8". **Rear Office** 12' 3" x 10' 8". **Store Room** 7' 8" x 5' 0". **Rear Entrance Area** 11' 6" x 7' 4" with glazed rear entrance, boiler room with toilet and wash basin, disabled toilet and wash basin. The rear entrance area is open to the main office.



### **Workshop – 1800sq/ft (60' x 40')**

A steel portal frame construction with concrete block walls, upper side cladding and roof cladding in corrugated fiber cement sheets, concrete floor with vehicle inspection pit, wood paneled internal office, concrete internal block wall lock up, open loft area to one side with storage shelving above and below and large sliding entrance doors. Adjoining externally to one side is an L shape three bay open front storage area of timber pole structure with steel sheet roof and end cladding. Mains water and electric services.



### **Car Parking area**

Tarmac area with mature planted borders, street lighting and a separate access gateway off Hothersall lane to the yard area. The customer car park leads round the back of the workshop to the main office building entrance.

### **Yard area**

Cocreated and part hardcore drained yard area for equipment storage including wash down areas, dirty water tanks and sediment tanks. The yard extends to 1.89 acres to include the office, carpark and workshop. Security gates to the highway access.



### **Land - 1.7acre**

Shown on the enclosed plan within the boundary edged red to the south of the site lies a small agricultural paddock extending to approximately 1.7 acres. The land has its own separate access gate off Hothersall lane, has walled and stockproof boundary fencing with a small pond located to the roadside boundary.



### **Services**

Mains electric (3phase), mains water, mains gas & private drainage system.

### **Tenure**

The land is offered for sale Freehold with vacant position.

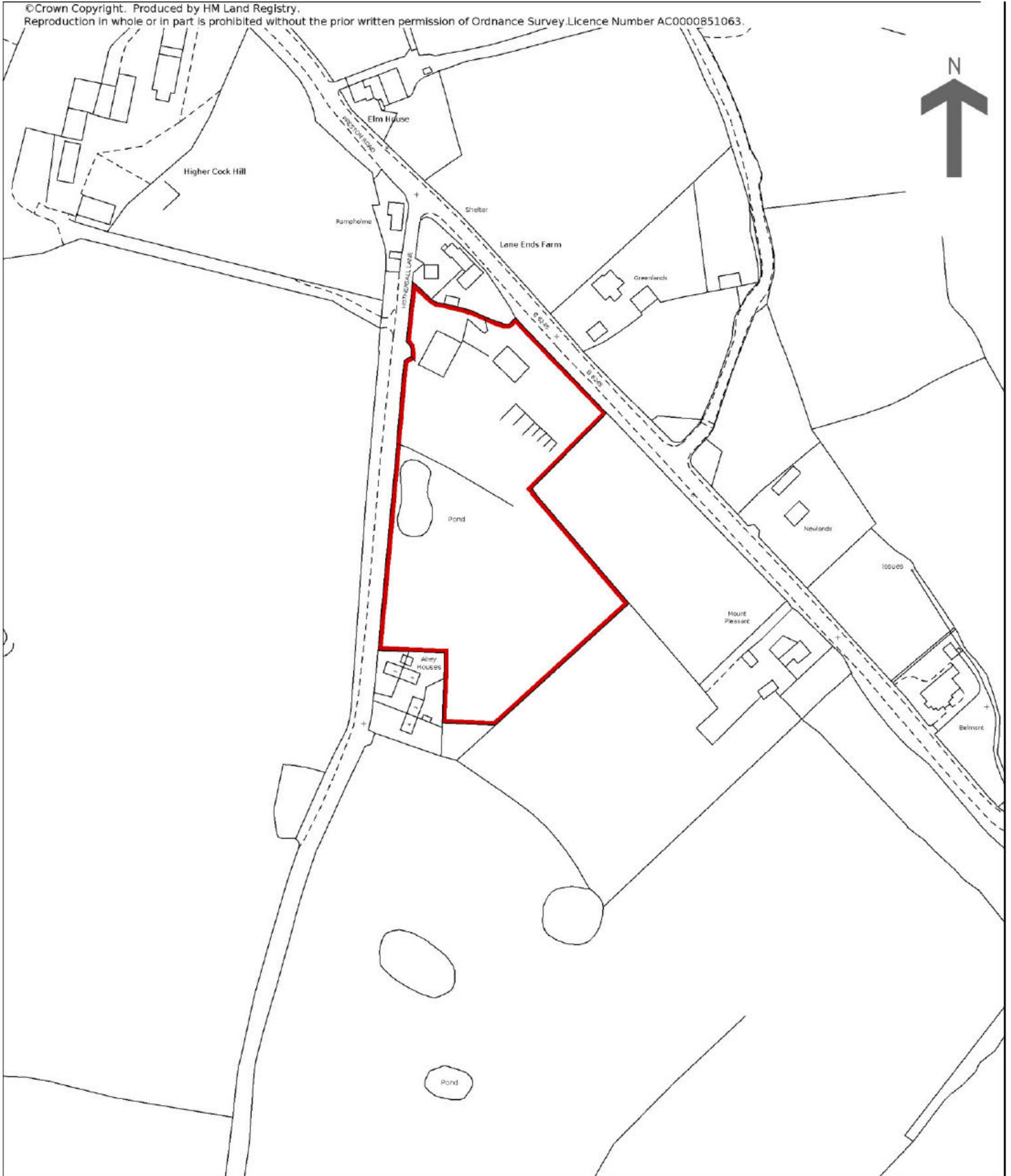
### **Local Authority & rates**

Authority - Ribble Valley Borough Council

Rates payable 2024/2025 - £9,106

Usage class – Workshop and Premises

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Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.



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