

Land East of Back Lane, Whittingham, Preston PR3 2FH

Offers Over £300,000





A superb development opportunity situated in the rural village of Whittingham, Preston.

This property benefits from **full planning permission** for the erection of two dwellings following demolition of the existing barns and garage which is now complete. Planning permission was granted on 29th November 2022 by Preston City Council, under reference 06/2022/1202, as amended under 06/2025/0832.

According to the planning permission, each plot comprises a detached dwelling with an adjoining single garage. The properties include a kitchen diner, living room, study, utility room and WC to the ground floor, and four good sized double bedrooms, one with an en-suite, and a family bathroom to the first floor.

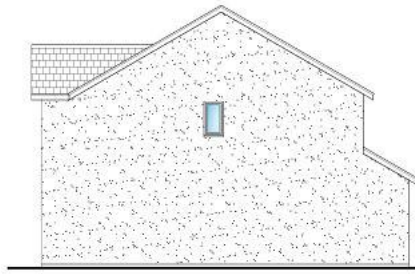
The property is situated in a peaceful, rural setting down Back Lane, with roadside frontage and views of the open countryside to the front and rear.

The properties excellent location off Cumeragh Lane provides access into Whittingham village and the market town of Longridge which consist of a range of local amenities including shops, pubs, restaurants, primary and secondary schools. The property is also a short drive from Junction 32 of the M6 Motorway and M55 Motorway.

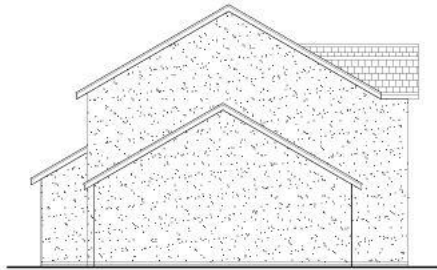




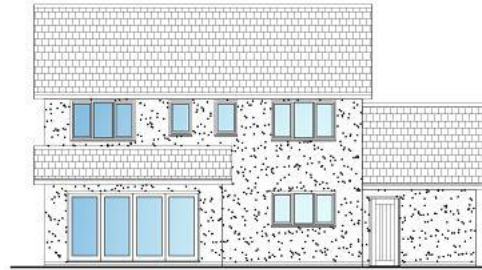
Proposed West Elevation



Proposed South Elevation



Proposed North Elevation



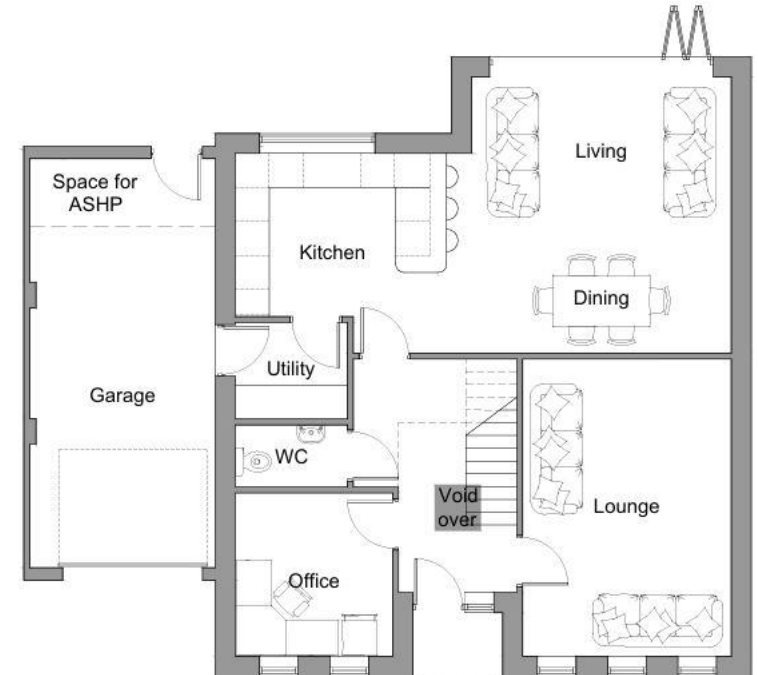
Proposed East Elevation

Plot 1 - Elevations

Plot 1 - Floor Plan



Proposed First Floor Plan



Proposed Ground Floor Plan

Rooflight over entrance hall

Slate roof

UPVC fascias

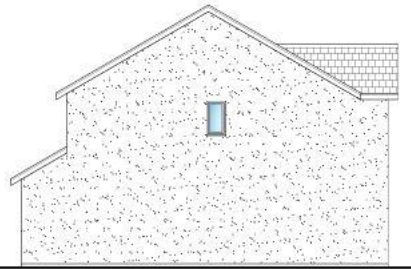
Rendered walls

UPVC framed window

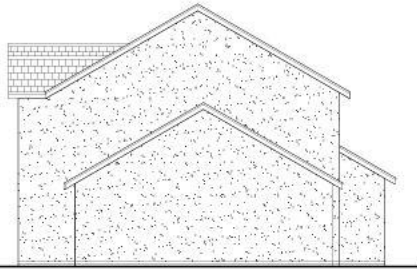
Brick plinth



Proposed West Elevation



Proposed North Elevation



Proposed South Elevation



Proposed East Elevation

Slate roof

B3
S2

UPVC framed window

B1

REVISIO

CLIENT

Mr Cla

Rendered walls

Bi-fold doors

PROJEC

Propo

Back L

DRAWIN

Propo

Plot 2 - Floor Plan

Plot 2 - Elevations



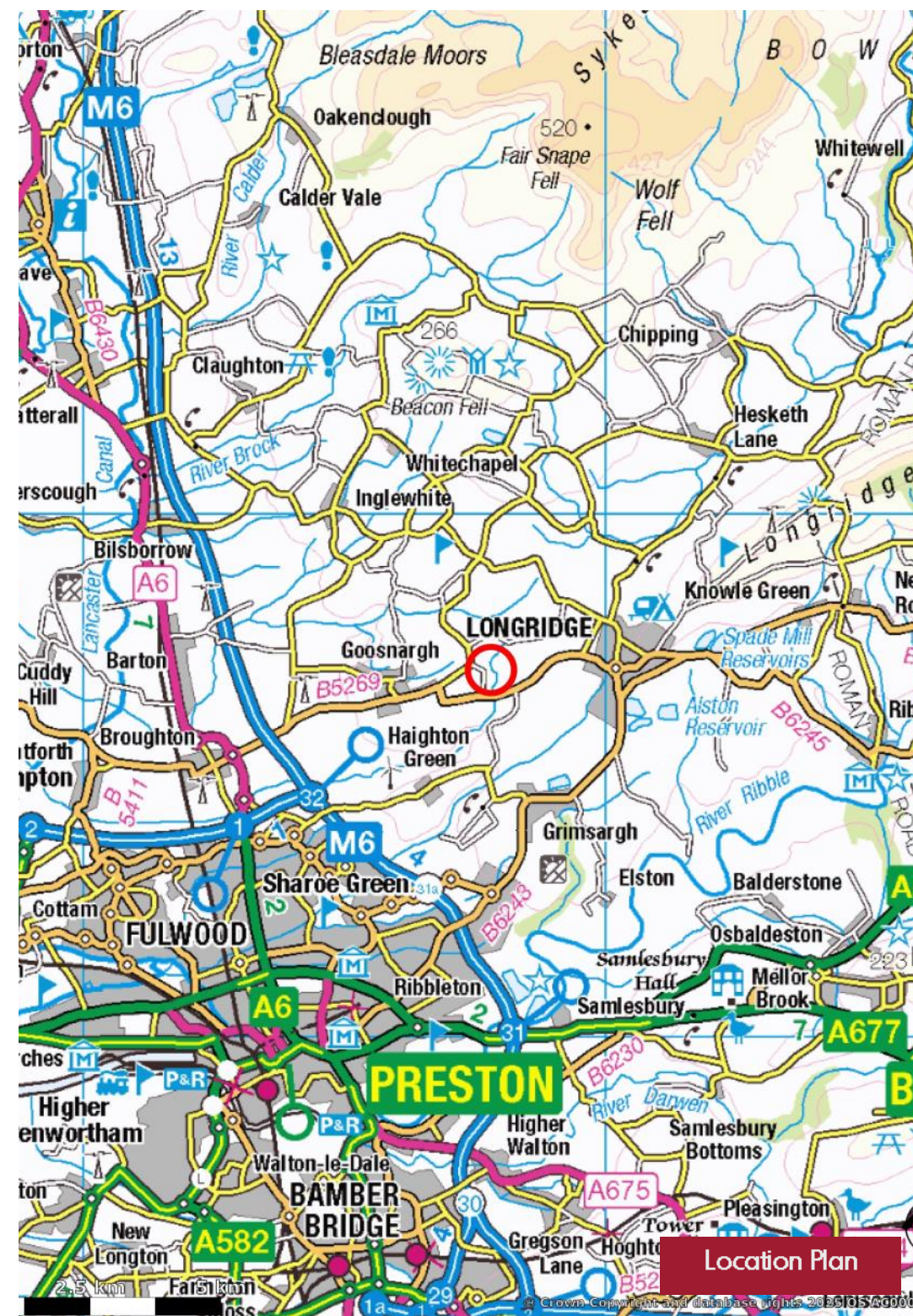
Proposed Ground Floor Plan



Proposed First Floor Plan



2024
10/10/23



Location Plan

Town and Country Planning Act 1990

PLANNING PERMISSION

Application no: 06/2022/1202



Agent:

Applicant:

Mr Daniel Hughes,
PWA Planning
2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

Decision date: 29-Nov-2022

Valid date: 18-Oct-2022

Development proposed:

2no. dwellings following demolition of existing barns and domestic garage

at:

Clarkson Farm, Back Lane, Whittingham, Preston, PR3 2FH

Preston City Council hereby give notice that **PERMISSION HAS BEEN GRANTED** for the carrying out of the above development in accordance with the application plans and documents listed below and subject to the following conditions:

1. The development hereby permitted shall only be implemented in accordance with the approved plans. This approval relates to drawing numbers:
 - EAD_174_P_301: Location Plan
 - EAD_174_P_302 Revision S2: Existing & Proposed Site Plans
 - EAD_174_P_304 Revision S1: Proposed Plans and Elevations
2. The development hereby permitted must be begun not later than the expiry of three years beginning with the date of this permission.
3. No materials shall be used on the external elevations or roof of the proposed development other than those referred to on the approved plans / supporting documentation.

Note

For rights of appeal in respect of any conditions attached to the permission see the attached notes.

N. Somers

Assistant Director (Head of Development and Building)

Development & Housing Directorate
Preston City Council

Decision Notice-06/2022/1202

PR1 ZRL

4. Notwithstanding the provisions of Classes A, B, C and D of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order), the dwellings hereby permitted shall not be enlarged through extension or other alteration including the roof. (See informative on the withdrawal of permitted development rights).
5. Before the access is used for vehicular purposes that part of the access from the edge of the carriageway for a minimum distance of five metres into the site shall be paved in permanent construction with a sealed surface.
6. The hardstanding area/driveway hereby approved shall be constructed from either porous materials to allow surface water to percolate through, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area within the curtilage of the dwelling and shall be retained thereafter.
7. Prior to the first occupation of any dwelling, that dwelling shall be provided with an electric vehicle charging point which shall be retained for that purpose thereafter.
8. If during site preparation or development works contamination is encountered or is suspected in areas where it had not been anticipated, then a scheme for detailed investigation, risk assessment, remediation and verification shall be submitted for the written approval of the Local Planning Authority prior to all but urgent remediation works necessary to secure the area. The remediation scheme shall be carried out in accordance with the approved details.
9. The windows within the side elevation of the dwellings hereby approved shall be obscurely glazed to a minimum level 5 obscurity prior to their first occupation and thereafter obscure glass shall be permanently retained at all times.
10. The development hereby approved shall proceed in accordance with the recommendations made within the submitted Bat Survey Report and Method Statement (Prepared by Batworker and dated 07/10/2022).
11. Prior to the first occupation of the development hereby approved, a bat and bird box shall be installed on site and be retained thereafter.
12. All planting, seeding or turfing as shown on drawing no. R/2635/1A shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.
13. Notwithstanding the provisions of Classes E and F of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order), buildings etc. or hard surfaces incidental to the enjoyment of the dwelling, known as Wasyside, shall not be constructed within the curtilage of the property. (See informative on the withdrawal of permitted development rights).

The reasons for the conditions are:

1. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.
2. Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.
3. To secure a satisfactory development in materials which are appropriate for the locality in accordance with Policy EN9 of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies) and the guidelines of the Central Lancashire Supplementary Planning Document 5: Design Guide.
4. The erection of extensions could result in an overdevelopment of the site or have an adverse impact on residential amenity, and therefore, it is essential that permitted development rights are removed, and future development remains under the control of the Local Planning Authority in accordance with Policy 17 of the adopted Central Lancashire Core Strategy and Policies AD1(a) and EN9 of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies).
5. To prevent loose surface materials from being carried onto the public highway, thus causing a potential danger to other road users in accordance with Policy ST2 of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies).
6. To allow for surface water run-off to drain away in a controlled manner in the interests of flood prevention in accordance with Policy 29 of the Adopted Central Lancashire Core Strategy.
7. To enable the use of alternative fuels for transport purposes such as electric vehicle charging stations in order that sustainable travel alternatives need are supported and promoted within the development in accordance with Policy 3 of the Adopted Central Lancashire Core Strategy.
8. To ensure the site is suitable or can be made suitable for the approved development and protects groundwater's from potential pollution, in accordance with Policy 29 of the Central Lancashire Core Strategy and the National Planning Policy Framework.
9. To safeguard the amenities of the residents of the adjoining residential property in accordance with Policy EN9 of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies) and the guidelines of the Central Lancashire Supplementary Planning Document 5: Design Guide and the Residential Extensions and Alterations Supplementary Planning Document.
10. In the interest of safeguarding the ecology of the site in accordance with Central Lancashire Core Strategy Policy 22, Preston Local Policies EN10 and EN11 and the National Planning Policy Framework.
11. In the interest of achieving a biodiversity net gain on site in accordance with Central Lancashire Core Strategy Policy 22, Preston Local Policies EN10 and EN11 and the National Planning Policy Framework.

12. In order that the landscaping works contribute to a satisfactory standard of completed development and its long term appearance harmonises with its surroundings development in accordance with Policy EN9 of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies).
13. To ensure that the best and most versatile Agricultural Land is not sterilised in accordance with Core Strategy Policy 31 and that the ecology of the area is not unacceptably impacted in accordance with Core Strategy Policy 22 and Local Plan Policies EN10 and EN11.

INFORMATIVE:

Compliance with paragraph 38 of the National Planning Policy Framework

The Local Planning Authority has acted positively and proactively in determining this application, in accordance with paragraph 38 of the National Planning Policy Framework, by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern within the application (as originally submitted) and negotiating acceptable amendments to the proposal with the applicant in order to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development.

NOTES:

You are advised that as of 30th September 2013, the Central Lancashire Community Infrastructure Levy (CIL) Charging Schedule came into effect. CIL applies to all applicable planning permissions granted on or after this date. The development has been assessed and it is the Council's view that it is CIL LIABLE. Full details are available on the CIL liability notice which you will receive within the next 10 working days of this decision notice. Further details are available on the Council's website www.preston.gov.uk/CIL.

The applicant is advised that no works to hedges shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance. All nesting birds are protected from disturbance or injury under the 1981 Wildlife and Countryside Act.

Planning permission is required for:

1. Any extension to the building, including a porch.
2. Rendering or painting brickwork or stonework.
3. Making new window or door openings, altering existing openings, altering the style of windows or doors, or fitting windows or doors made of a different material.
4. Erecting any building within the garden such as a garage, greenhouse or garden shed.
5. Erecting a wall, fence or gate within or around the garden.
6. Provision of a hardstanding e.g. construction of a driveway, patio or decking.

Planning applications for such works are exempt from planning application fees and are free of charge.

Planning permission is not required for:

1. Planting of a hedge, trees or shrubs.
2. Siting of garden furniture and minor engineering operations within a garden area e.g. rockeries, garden paths, play equipment.

3. Any internal alterations to the building, unless it is a listed building.
4. Demolition of the building, or part thereof, or of outbuildings, unless the building is listed or within a conservation area (permission will be required however for reinstatement works if a building is partially demolished).
5. Painting of woodwork, doors, window frames etc.

Condition 13 removes certain permitted development rights. For example, planning permission is required for:

1. Erecting any building within the garden such as a garage, greenhouse or garden shed.
2. Provision of a hardstanding e.g. construction of a driveway, patio or decking.

Planning permission is not required for:

1. Planting of a hedge, trees or shrubs.
2. Siting of garden furniture and minor engineering operations within a garden area e.g. rockeries, garden paths, play equipment.

For further details on the decision and the reasons for granting planning permission please see the application report which can be viewed on the Council's website

www.preston.gov.uk/planningsearch

Decision Notice-06/2022/1202

Date: 18-Sep-2025
Our Ref: 06/2025/0832
Ask For: Megan Stewart
Telephone: 01772 906588
Email: devcon@preston.gov.uk



Mr Paul Henderson,
Evolve Architectural Design Ltd
2 St Matthews School House
Stanhill Lane
Oswaldtwistle
Accrington
BB5 4PZ

Development & Housing
Directorate
Preston City Council
Town Hall
Lancaster Road
Preston
PR1 2RL

www.preston.gov.uk/planning

- Proposed Plans and Elevations EAD_174_P_304 Rev S3
- Existing and Proposed Site Plans EAD_174_P_302 Rev S3

PLEASE NOTE: All conditions, legal agreements and details previously approved but not amended here remain in force and must be complied with to maintain the permission as lawful. This approval relates only to the above planning permission and not to any other permission or consent under different legislation such as the Building Regulations etc.

Yours faithfully,

Development Management

Decision Notice-06/2025/0832

Dear Mr Henderson

Town and Country Planning Act 1990
Application for non-material amendment following a grant of planning permission

Application Number: 06/2025/0832 **Received:** 30-Jul-2025

Proposal: Amendment to planning permission 06/2022/1202 comprising of internal layout alteration to create a full height entrance hall/void, change has removed the first floor window and added a rooflight for natural daylight; second gable feature has been created on the front/west elevation of both dwellings by stepping the first floor wall forward; cills of the ground floor windows on the new gable feature have been lowered to match those in the lounge; garage wall on the front/west elevation of both dwellings has been stepped forward to allow for siting the air source heat pump equipment in the rear of the garage whilst not compromising the use of the garage; windows on rear/east elevation on the garages or both dwellings have been omitted; window styles on the rear/east elevation of both dwellings have been amended (non-material amendment not subject to consultation)

Site Address: Clarkson Farm, Back Lane, Whittingham, Preston, PR3 2FH

Application for non-material change to planning permission ref no: 06/2022/1202

I refer to your application for a non-material change to the above planning permission received on 30-Jul-2025. Under the powers delegated to me I **approve** the change shown on the following drawing(s) because the resulting development is not materially different to that granted planning permission on 29-Nov-2022.

The development hereby permitted shall only be implemented in accordance with the approved plans. This approval relates to drawing numbers:

General Remarks

Services : There are no services connected to the property, however mains water, drainage and electricity are within close proximity.

Restrictive Covenants : We are not aware of any restrictive covenants affecting the Property.

Conservation Area / National Landscapes : The Property is not located within a conservation area or AONB.

Easement, and Wayleaves or Rights of Way : We understand the property is subject to a wayleave agreement for a telegraph pole. We are not aware of any further wayleaves, easements or rights of way affecting the Property.

Footpaths / Bridleways : We are not aware of any footpaths or bridleways affecting the property.

Flooding : The property has not flooded within the last 5 years. According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : The Vendor has not made us aware of any unimplemented planning consents.

Planning Consents affecting the property : Planning application 06/2022/1202 relates to the erection of two, four bedroomed dwellings, as detailed in these sale particulars. Planning application 06/2025/0832 was subsequently granted relating to alterations of the internal layout. Permission has been granted for the erection of a poultry building to the rear of this property, under planning reference 06/2025/0463.

Coal field / mining area : The property is not situated in a coal field or mining area.

Communications :

Broadband: Standard broadband available in the area

Mobile signal: EE, Three, O2, Vodafone - all available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information : Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note : Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure : The property is offered for sale Freehold under part titles LAN298795 and LAN303542 with vacant possession upon completion.

Local Authority : Preston City Council

Viewings : Viewings to be undertaken during daylight hours, with a copy of the sales particulars

What3words Location :

Money Laundering Regulations Compliance : Please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale : The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced





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