

Land off Whalley Road, Ramsbottom, Bury, BL0 0DW

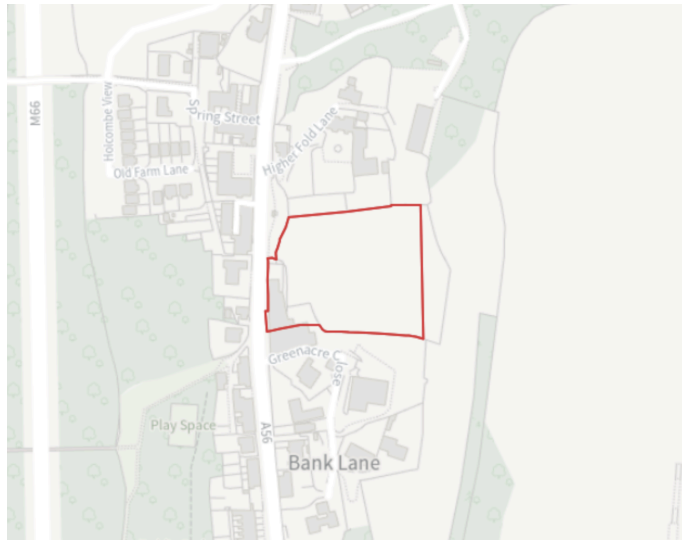
Site Information

Description	The land at Land off Whalley Road, Ramsbottom, Bury, BL0 0DW is some 0.93 hectares in extent and is green belt land.	Existing Use	Vacant Land
Borough	Bury Borough	Urban, Rural or Semi-Rural	Semi Urban
Acreage	2.30 acres		

Site Context of Surrounding Area



Location Plan



Action Plan

ITEMS TO BE TAKEN INTO CONSIDERATION BEFORE SUBMITTING A PLANNING APPLICATION		
Bio-Diversity Net Gain		
Development BNG Requirements	BNG calculation required to determine the impact on the site and to understand what can be achieved with on site biodiversity net gain.	Ecologist to calculate the current biodiversity of the site and an initial site plan assessment should be undertaken to identify the potential for on-site biodiversity enhancements
Constraints		
Hedgerow	The site has been reviewed for Hedgerow. The assessment confirms hedgerow is located within and adjacent to its boundaries	Ecology Assessment required
Public Right of Way	The site has been reviewed for Public Rights of Way. The assessment confirms there are public right of way footpaths located adjacent to its boundaries.	
Biodiversity	The site has been reviewed for Biodiversity. The assessment confirms the site is predominantly grassland and part urban.	Ecology Assessment required
Mature Trees	The site has been reviewed for Mature Trees. The assessment confirms mature trees are located within and adjacent to its boundaries.	Ecology Assessment required
Listed Buildings	The site has been reviewed for Listed Buildings. The assessment confirms the site is within 50m of a listed building.	Heritage Assessment required
Topographical Features	The site's topography has been reviewed to assess any natural or man-made features that may impact its development potential. The assessment confirms that the site has varied elevation levels which may pose challenges for site layout, drainage, and access design.	Topographical Survey required
Landfill	The site has been reviewed for Active and Historic Landfill sites. The assessment confirms the site is located adjacent to Fletcher Bank Quarry.	

Site Constraints

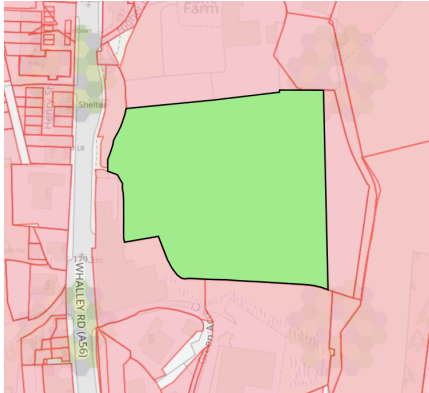
Constraints Plan



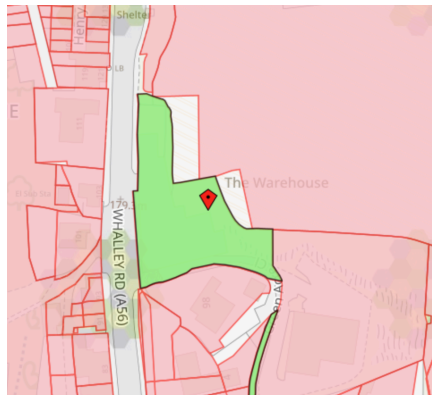
Key:

	Road Noise		Landfill
	Mature Trees & Hedgerow		Topographical Slope
	Listed Building		Surrounding Properties
	Footpath (PRoW)		Greenbelt Boundary

Table of Findings

TITLES		STATUS		CONCLUSION			
Registered Proprietor(s)		Two Owner					
No. of Titles		Two Titles					
MAN167992							
		1) Ownership & Title Status	Risk Level	Interpretation	Evidence	Entry #	
	-	Tenure	Very Low Risk	The land is freehold, providing full ownership rights.	“1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Bank Lane Farm, 4 Higher Fold Lane, Ramsbottom, Bury (BL0 0DW).”	A(1)	
	-	Class of Title	Very Low Risk	Title Absolute — strongest form of registered title, confirming full ownership with no defects.	“Title absolute.”	B	
	-	Value Stated	Very Low Risk	Purchase price recorded at £815,520 in January 2007, typical of residential property with land.	“2 (22.03.2007) The price stated to have been paid on 31 January 2007 was £815,520.”	B(2)	
	-	Pending Applications/Searches	Very Low Risk	The register confirms no pending applications or official searches.	“There is no application or official search pending against this title.”	Header	
							2) Development Constraints & Land Use Restrictions
	-	Nuisance & Annoyance Covenant	Low Risk	Restricts activities that may cause nuisance or inconvenience to adjoining owners. Standard residential protection clause.	“(b) Not to do or suffer to be done... any act or thing which may be or become a nuisance or annoyance or cause inconvenience to the owners or occupiers of adjoining properties.”	C(1)	
	-	Right to Build on Retained Land	Medium Risk	The former owner retained the right to build freely on retained land even if it blocks light/air to this property. This removes any right to light or objection to neighbouring construction.	“IT IS HEREBY AGREED... the Transferor... shall have full right... to build on the retained property... notwithstanding that such building may affect or diminish the light or air...”	A(4)	
	-	Right to Dispose of Retained Land	Low Risk	The former owner can dispose of remaining land freely, without restrictions.	“(b) To sell or otherwise dispose of all or any part... on such terms... as he or they may think fit.”	A(4)	
							3) Access & Utility Rights
	-	Right of Way – Higher Fold Lane	Low Risk	Grants a permanent right of way over Higher Fold Lane (coloured brown on plan) for all purposes connected with residential use.	“A right of way... at all times and for all purposes... over the road known as Higher Fold Lane coloured brown... provided... nothing herein contained shall permit the	A(3)	

	- <i>Right of Support</i>	Medium Risk	The right must not be obstructed. Reciprocal rights of support between the transferred and retained properties protect structural stability.	Transferee... to obstruct... free passage..." "A right of support from the retained property... excepting and reserving... right of support from the transferred property for the retained property."	A(2)(b)
	- <i>Rights to Services (Water, Drains, etc.)</i>	Low Risk	The former owner retains rights for flow of water, gas, electricity, and other utilities through this property for benefit of neighbouring land. May limit building over service corridors.	"The right to the free flow of water and soil... and the right to tie into and use all sewers drains watercourses gas and water pipes electric cables telephone and other wires..."	A(2)(a)
	- <i>Rights of Light & Air Reserved</i>	Medium Risk	The retained property enjoys rights of light and air from this property, but the retained owner also reserved freedom to build (which cancels protection of light for this land).	"All rights of light and air and all liberties... now used or enjoyed... with the retained property."	A(2)(c)
	 4) Charges & Financial Restrictions				
	- <i>Restriction – Sole Proprietor</i>	Medium Risk	Prevents sale/mortgage by a single owner unless authorised by the court. Standard form A restriction.	"3 (22.03.2007) RESTRICTION: No disposition by a sole proprietor... unless authorised by an order of the court."	B(2)
Adverse Boundary Issues	 None	<i>These arise when the exact boundary between properties is unclear or disputed, potentially causing legal conflicts and affecting development or use of land.</i>			
Third Party Adverse Possession	 None	<i>Definition - This occurs when someone occupies land without the owner's permission long enough to claim legal rights over it, if unchallenged.</i>			
Active Tenant	 None	<i>Definition - An active tenant lawfully occupies a property under a current tenancy agreement, limiting development or major changes until the tenancy ends or is renegotiated.</i>			



! 1) Ownership & Title Status	Risk Level	Interpretation	Evidence	Entry #
- <i>Tenure</i>	Low Risk	The property is freehold, granting full ownership rights of both the land and any buildings.	"1 (14.05.1993) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being The Warehouse, Whalley Road, Ramsbottom, Bury (BL0 0DE)."	A(1)
- <i>Class of Title</i>	Low Risk	Title Absolute – the highest form of ownership, free from known defects.	"Title absolute."	B
- <i>Registered Proprietor</i>	Low Risk	Joint ownership by Lorne Entwistle and Gary Stewart Entwistle, both trading as Garic Excavation Plant Hire.	"1 (02.11.2022) PROPRIETOR: LORNE ENTWISTLE ... and GARY STEWART ENTWISTLE ... trading as Garic Excavation Plant Hire."	B(1)
- <i>Value Stated</i>	Low Risk	Purchase price recorded at £300,000 in October 2022.	"2 (02.11.2022) The price stated to have been paid on 13 October 2022 was £300,000."	B(2)
- <i>Pending Applications/Searches</i>	Low Risk	The title is current and free from pending Land Registry dealings.	"There is no application or official search pending against this title."	Header
- <i>Sole Proprietor Restriction</i>	Low Risk	Standard restriction preventing sale or mortgage by one owner alone without court authority.	"3 (02.11.2022) RESTRICTION: No disposition by a sole proprietor ... unless authorised by an order of the court."	B(3)
- <i>Removed Land</i>	Low Risk	A small portion (green-edged on plan) was removed and registered under a new title – reduces extent but poses no ongoing risk.	"2 (21.03.1995) The land edged and numbered in green ... has been removed from this title and registered under the title number or numbers shown in green on the said plan."	A(2)
✓ 2) Development Constraints & Land Use Restrictions				
- <i>None Present</i>				
✓ 3) Access & Utility Rights				
- <i>Rights of Way (Private Roadway)</i>	Low Risk	The private roadway forming part of this title is subject to rights of way for others. This	"1 (14.05.1993) The private roadway included in the title is subject to rights of way."	C(1)

		means neighbouring owners may legally pass over it.
	✓ 4) Charges & Financial Restrictions	
	- None Present	
Adverse Boundary Issues	✓ None	These arise when the exact boundary between properties is unclear or disputed, potentially causing legal conflicts and affecting development or use of land.
Third Party Adverse Possession	✓ None	Definition - This occurs when someone occupies land without the owner's permission long enough to claim legal rights over it, if unchallenged.
Active Tenant	✓ None	Definition - An active tenant lawfully occupies a property under a current tenancy agreement, limiting development or major changes until the tenancy ends or is renegotiated.
ACCESS	STATUS	CONCLUSION
Access to Adopted Road Potential Access Roads	✓ Yes	The site has direct access to an adopted public road via Whalley Road, meaning no third-party permissions are required to establish a suitable access point.
	Legend — Site Boundary — Adopted Road — Unadopted Road	

Suitability / Infrastructure

This section assesses the site's infrastructure and utilities, highlighting their accessibility and suitability for efficient development.

Street Furniture

Street Furniture Favourable



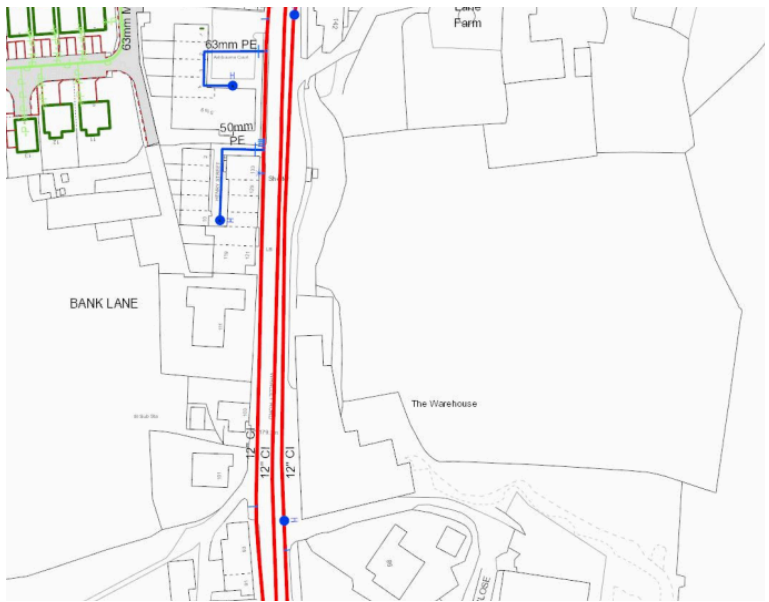
Waste Water Utilities

- Site Boundary
- Public Sewer



Clean Water Utilities

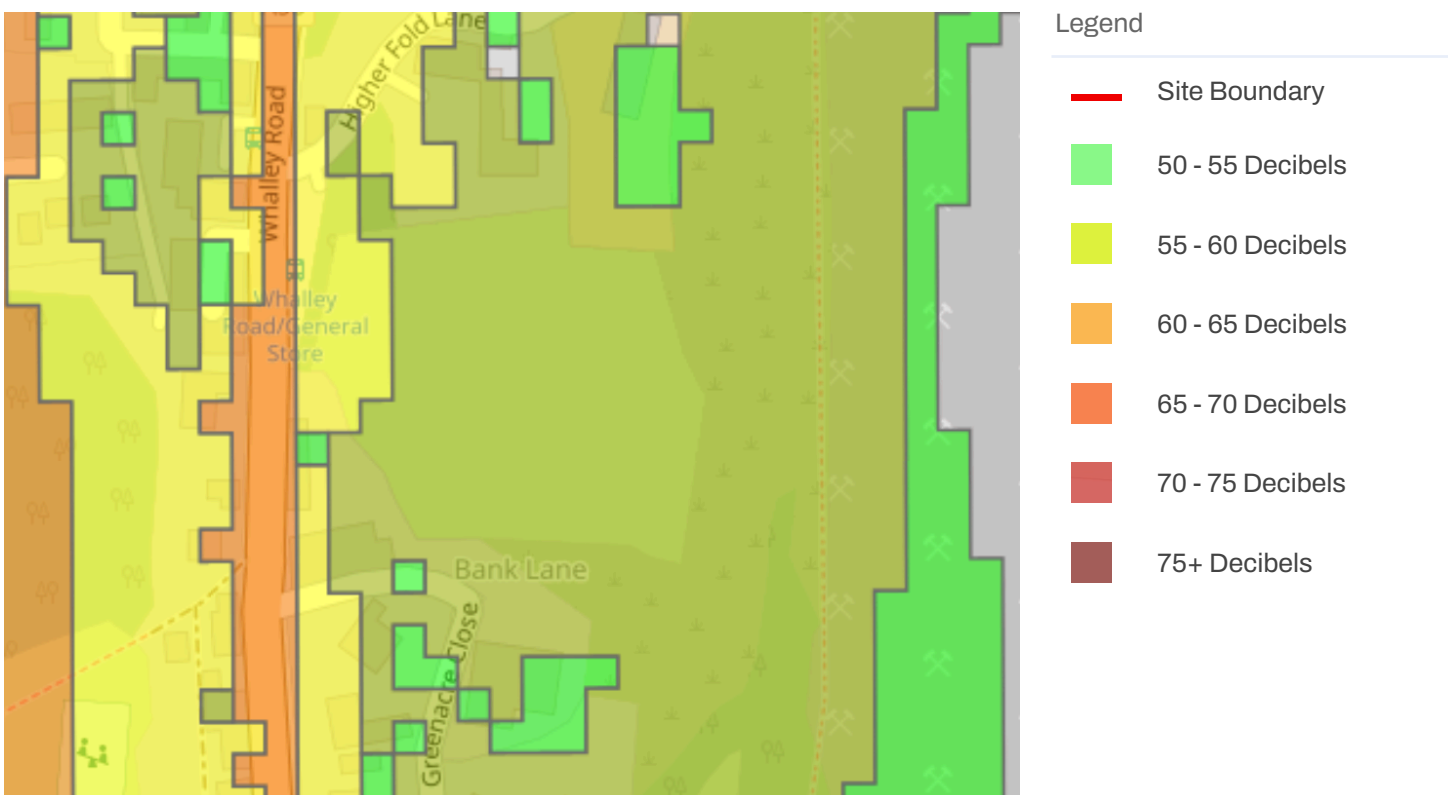
- Site Boundary
- Distribution Main



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Identified Constraints / 2.1 Noise

Low Risk | Environment & Ecological Limitations



Noise

Noise constraint refers to the limitation imposed on a property due to existing or potential noise pollution, which may originate from various sources such as traffic, industrial operations, or commercial activities.

Location	Est Coverage	Noise Type	Decibel Level
On Site	2.3 acres	Road Noise	60 - 64.9 Decibels

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Identified Constraints / 2.11 Hedgerow

Medium Risk | Environment & Ecological Limitations

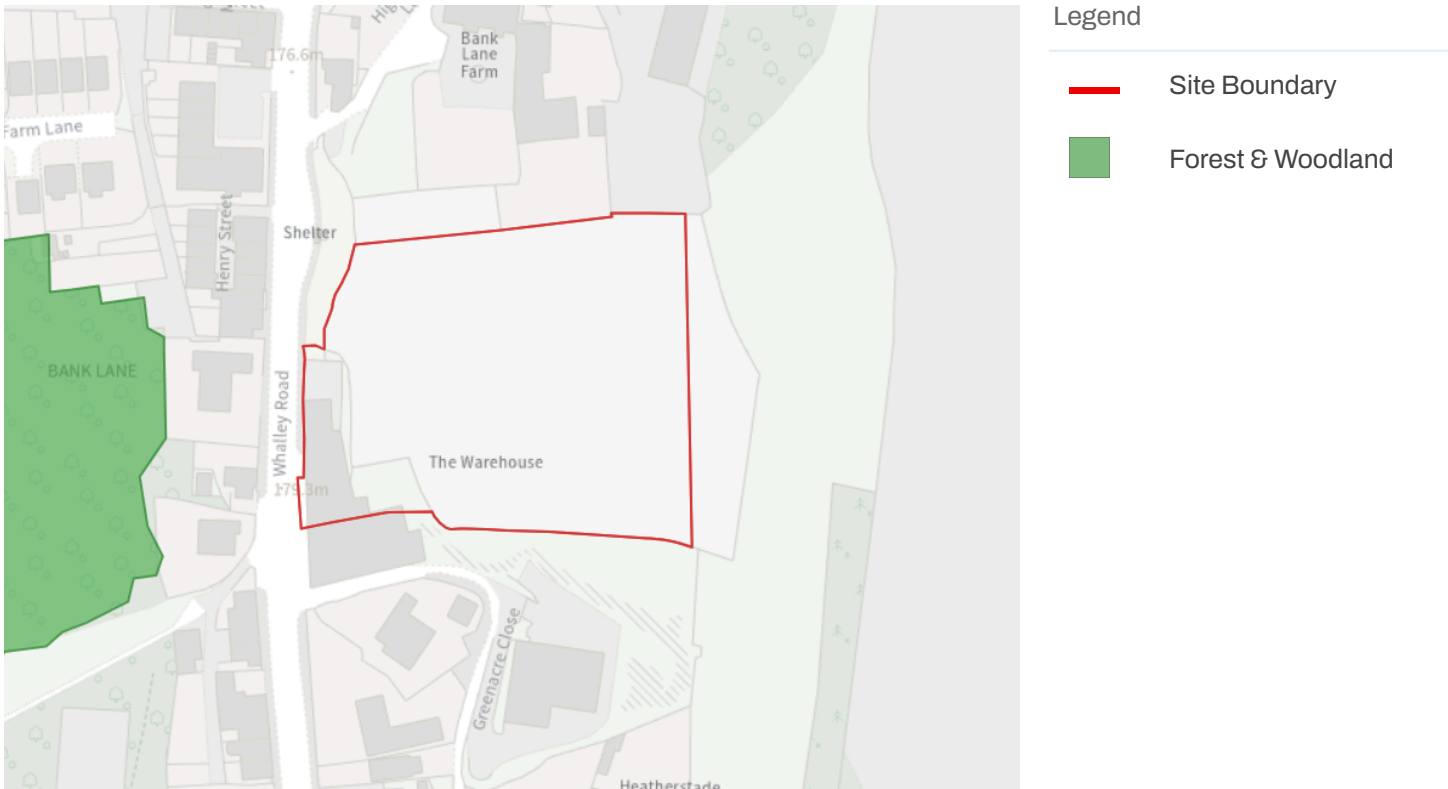


Hedgerow

A hedge is a row of closely planted shrubs or small trees that form a boundary, fence, or barrier. Hedges are often used in landscaping to define property lines, provide privacy, or serve as windbreaks.

Identified Constraints / 2.15 Forest & Woodland

Low Risk | Environment & Ecological Limitations



Forest & Woodland

Forests and woodlands refer to large areas covered chiefly with trees and undergrowth. A forest typically refers to a vast expanse of trees, while woodland is often used to describe smaller, less dense areas of tree growth. Both play crucial roles in biodiversity, carbon storage, and providing habitats for wildlife.

Location	Est Coverage	Category	IFT_IOA	Area
0-50m	0.0 acres	Woodland	Young trees	3.153604 Ha

Identified Constraints / 2.30 Public Right of Way (PRoW)

Low Risk | Environment & Ecological Limitations



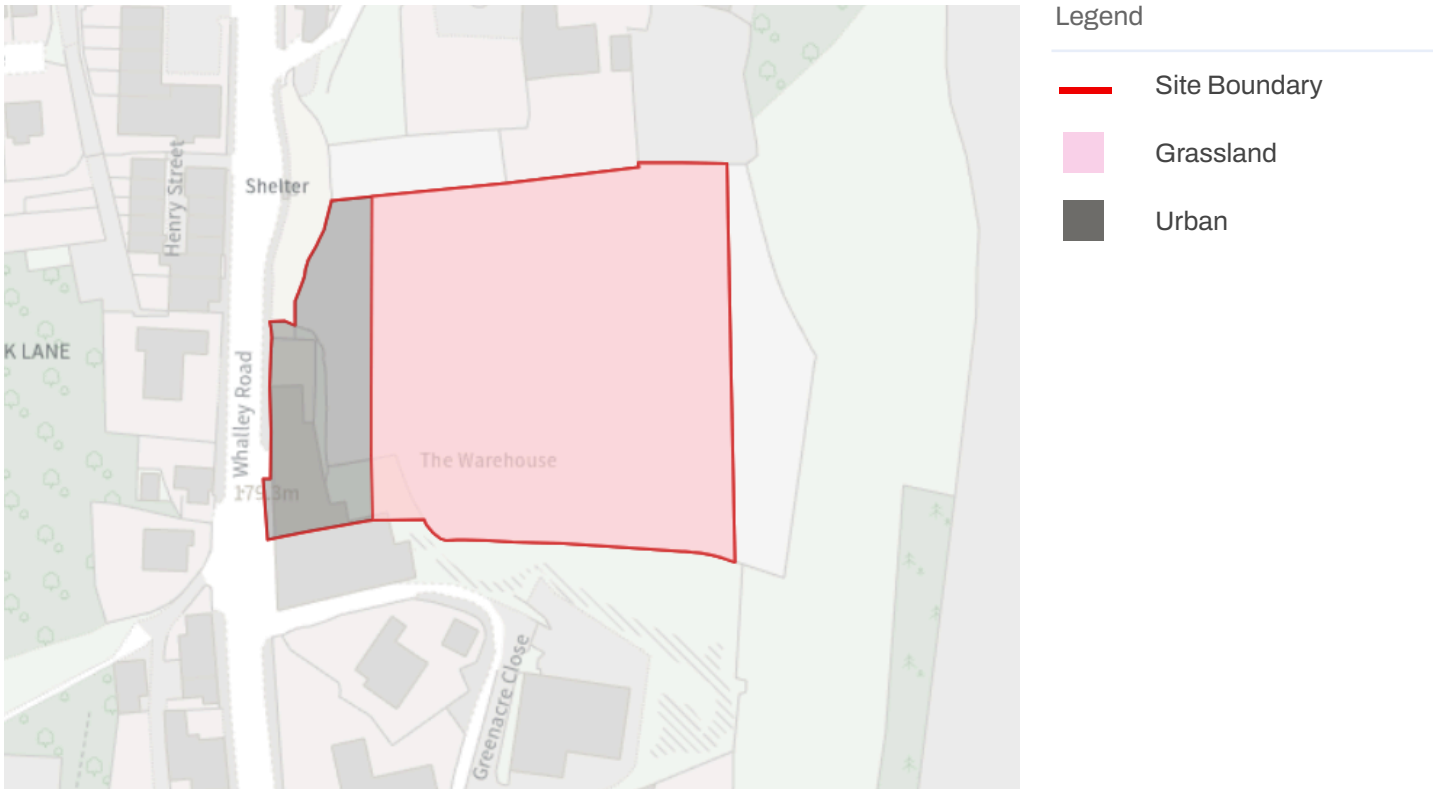
Public Right of Way (PRoW)

A legal right for the public to pass and repass along a specific route across land or property. PRoWs can include footpaths, bridleways, byways, and restricted byways, and are protected under law, ensuring public access regardless of land ownership.

Location	Map Ref Number	Length	Details
0-50m	BY 189RAM	1085.46 m	Footpath
0-50m	BY 274RAM	91.27 m	Footpath

Identified Constraints / 2.34 Biodiversity

Medium Risk | Environment & Ecological Limitations



Biodiversity

Biodiversity refers to the variety of life in all its forms, including different plants, animals, microorganisms, the genetic information they contain, and the ecosystems they form. It is essential for sustaining the natural living systems or ecosystems that provide us with food, fuel, health, and other vital services.

Grassland

Location	Coverage	Details	
On Site	2 acres	Type	Acid, Calcareous, Neutral Grassland
		Definition	Grassland habitats are areas of vegetation dominated by grasses

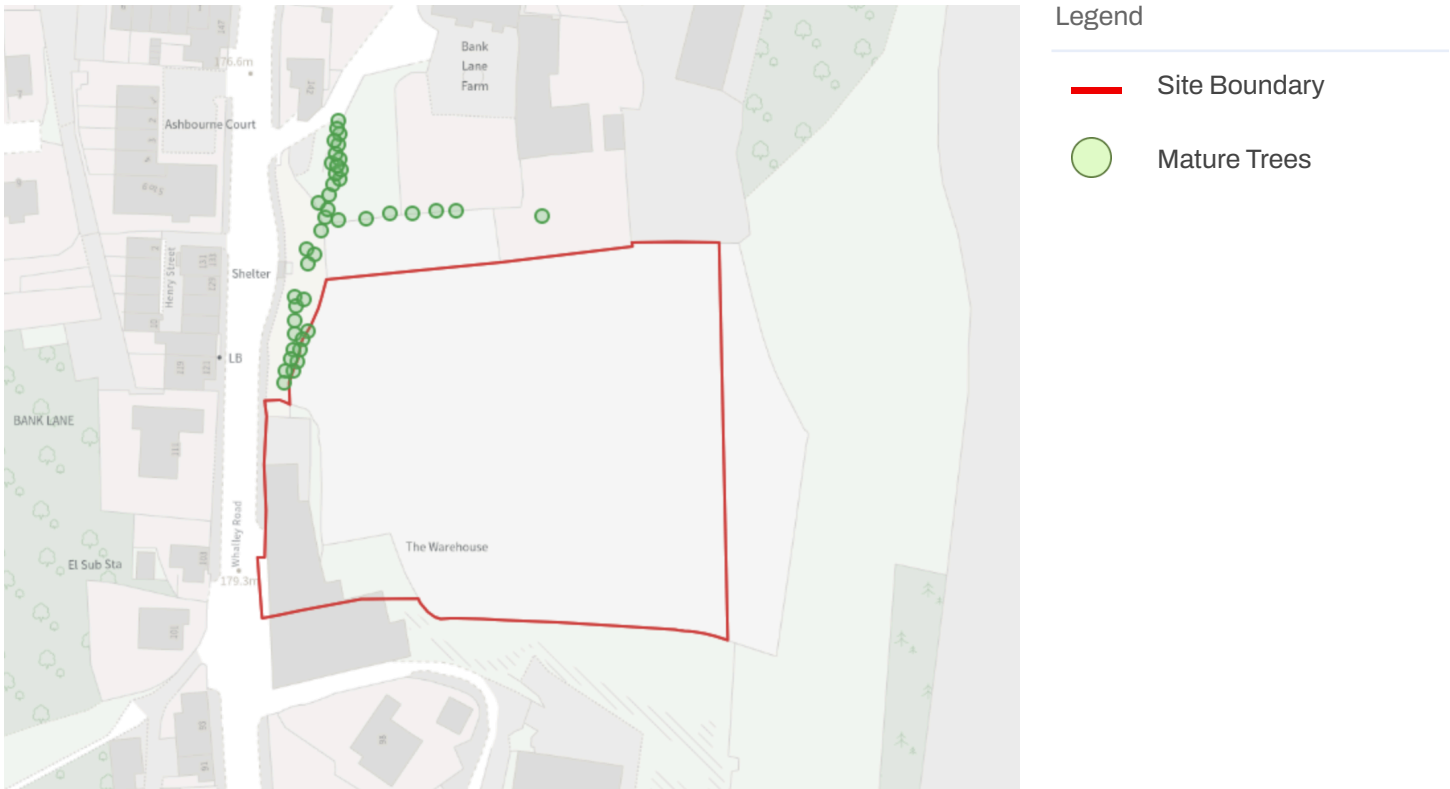
Urban Habitat

Location	Coverage	Details	
On Site	0.3 acres	Type	Built-up Areas and Gardens
		Definition	Grassland habitats are areas of vegetation dominated by grasses

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Identified Constraints / 2.40 Mature Trees

Medium Risk | Environment & Ecological Limitations



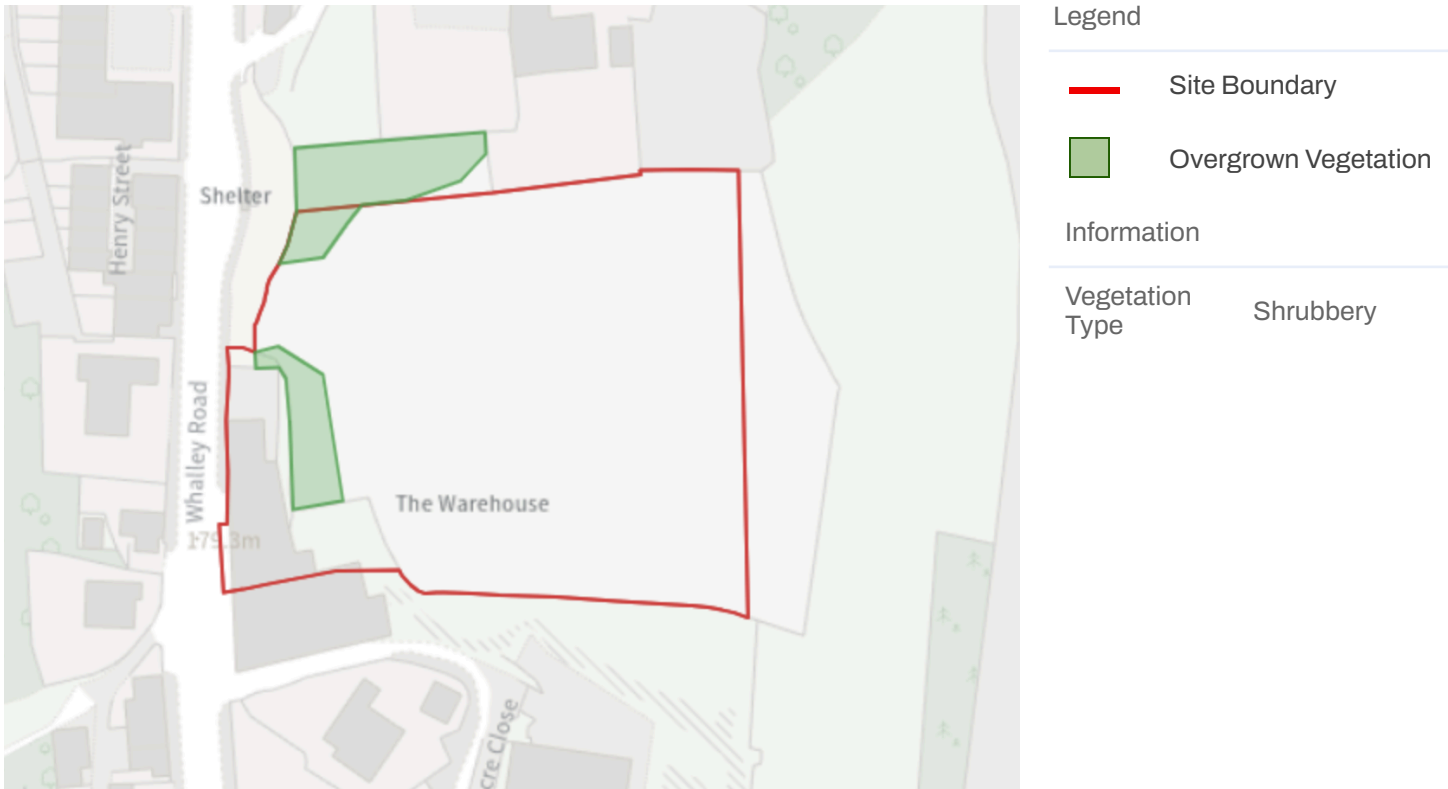
Mature Trees

Mature trees are fully grown trees that have reached their full size and age potential, characterised by their significant height, broad canopy, and well-developed root systems.

Location	Est Coverage
On Site	0.02 acres

Identified Constraints / 2.41 Overgrown Vegetation

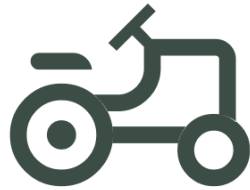
Low Risk | Environment & Ecological Limitations



Overgrown Vegetation

Overgrown vegetation refers to the excessive growth of plants, shrubs, and trees that can obscure boundaries, damage structures, and hinder site accessibility.

Location	Est Coverage
On Site	0.2 acres

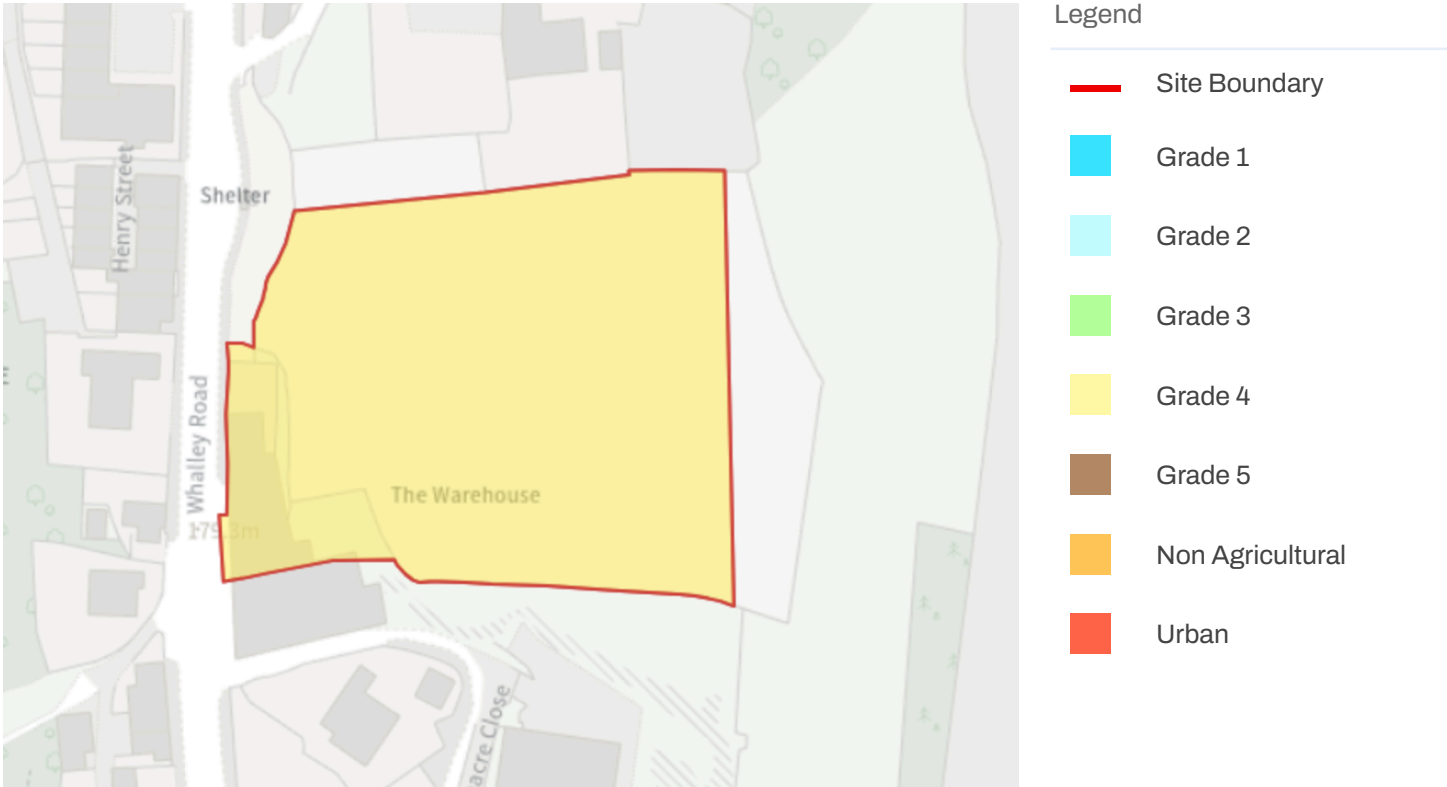


Geographical Limitations

3. Agricultural Limitations

Identified Constraints / 3.1 Provisional Agricultural Land Classification

Low Risk | Agricultural Limitations



Provisional Agricultural Land Classification

An initial assessment of the quality of soil and the agricultural potential of land before a detailed survey is conducted. It provides a broad indication of the land's capability to sustain agricultural productivity.

Location	Est Coverage	Grade	Grade Definition
On Site	2.3 acres	Grade 4	Poor Quality Agricultural Land



Geographical Limitations

4. Cultural Limitations

Identified Constraints / 4.4 Listed Buildings & Areas

Low Risk | Cultural Limitations



Listed Buildings & Areas

Listed buildings are structures officially designated as being of special architectural, historical, or cultural significance.

Location	Est Coverage	Ref No.	Name	Object ID	Grade
0-50m	0.0 acres	1067267	<u>HIGHER FOLD COTTAGE</u>	45532	II

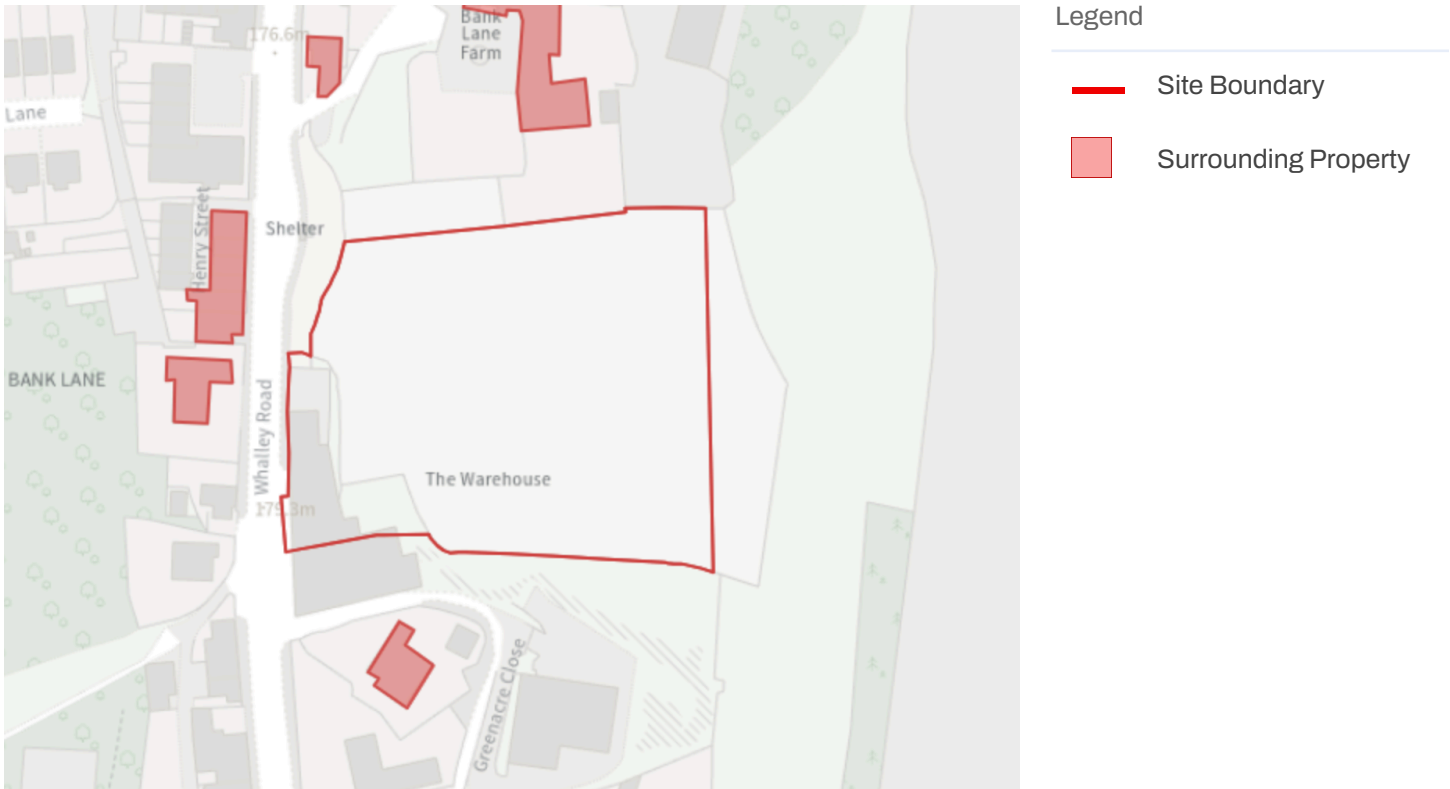


Geographical Limitations

5. Physical Limitations

Identified Constraints / 5.2 Surrounding Properties

Low Risk | Physical Limitations



Surrounding Properties

Adjacent land and buildings that share boundaries or are close to your development site. In urban planning, window distance regulations dictate how far windows must be from neighbouring properties to protect privacy and prevent overlooking, often stipulated in local planning guidelines.

Location	Est Coverage
0-50m	0.0 acres



Geographical Limitations

6. Ground Limitations

Identified Constraints / 6.1 Topographical Features

High Risk | Ground Limitations



Topographical Features

Topographical features refer to the natural and artificial physical features of a landscape, including its relief and the elevation differences across the site.

Location	Est Coverage	Difference
On Site	2.3 acres	12m

Identified Constraints / 6.4 Landfill (Active or Recent)

Medium Risk | Ground Limitations



Landfill (Active or Recent)

Landfill sites that are currently authorised by the Environment Agency under Environmental Permitting Regulations. Landfill permits are authorised by a Waste Management Licence, a PPC Permit or an EPR Permit.

Location	GML ID	Area	Object ID	LIC No	Status	LIC Name	LIC Site	Site Name
0-50m	Permitted_Waste_Sites_Authorised_Landfill_Site_Boundaries.1562	undefined	1563	0	Effective	CHURCHILL ENVIRO LIMITED	Fletcher Bank Quarry Landfill Site EPR/GP3 733FE	Fletcher Bank

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Identified Constraints / 6.5 Previous Site Uses

Medium Risk | Ground Limitations

Historical activities and purposes of a site, such as industrial, agricultural, commercial, or residential applications. This history can influence soil quality, structural integrity, and environmental health.

Previous Site Uses from Add Date	Location	Coverage
Residential Housing	0 - 50m	0 acres
Quarry	0 - 50m	0 acres
Two Residential Houses & Farm/Out BuildingsS	0 - 50m	0 acres

Previous Site Use Map Locations

Residential Housing (Off Site - Where The Current Bus Stop & Warehouse is Located)

Map	Details
	Location0-50m
	Est. Coverage0 acres
	DefinitionA building or structure that is intended to be used as a home

Quarry (South of The Site)

Map	Details
	Location
	Est. Coverage
	Definition

Two Residential Houses & Farm/Out Buildings 1944 - 1974 (Off Site - North of The Site Between 4 Higher Fold & The Site)

Map	Details	
	Location	0-50m
	Est. Coverage	0 acres
	Definition	Residential Houses With Possible Farm/Out Buildings

Constraints / Summary of Findings

Constraints identified and checked for this site, indicating their proximity and individual risk levels.

Legend: (SVA): Site Visit Assessment

#	Limitations	On Site	0-100m	Risk Level
2	Environment & Ecological Limitations Constraints related to preserving biodiversity, natural habitats, and compliance with environmental regulations.			
<u>2.1</u>	Noise	2	0	Low Risk
2.2	Air Quality Management Area (AQMA)	0	0	Very Low Risk
2.3	Flood Risk - Sea & Rivers	0	0	Very Low Risk
2.4	Flood Risk - Surface Water	0	0	Very Low Risk
2.5	Flood Risk - Reservoirs	0	0	Very Low Risk
2.6	Flood Risk - Groundwater	0	0	Very Low Risk
2.7	Historical Flood Events	0	0	Very Low Risk
2.8	Flood Defences	0	0	Very Low Risk
2.9	Flood Storage Areas	0	0	Very Low Risk
2.10	Tree Preservation Orders (TPOs)	0	0	Very Low Risk
<u>2.11</u>	Hedgerow	1	2	Medium Risk
2.12	Ancient Tree Inventory	0	0	Very Low Risk
2.13	Ancient Woodland	0	0	Very Low Risk
2.14	Biosphere Reserves	0	0	Very Low Risk
<u>2.15</u>	Forest & Woodland	0	2	Low Risk
2.16	Marine Conservation Zones	0	0	Very Low Risk
2.17	Source Protection Zones	0	0	Very Low Risk
2.18	Proposed Ramsar Sites	0	0	Very Low Risk
2.19	Possible Special Areas of Conservation (PSAC)	0	0	Very Low Risk
2.20	Potential Special Protection Areas (PSPA)	0	0	Very Low Risk
2.21	SSSI Impact Risk Zones	0	0	Very Low Risk
2.22	Special Areas of Conservation (SAC)	0	0	Very Low Risk

2.23	Special Protection Areas (SPA)	0	0	Very Low Risk
2.24	Ramsar Sites	0	0	Very Low Risk
2.25	Sites of Special Scientific Interest (SSSI)	0	0	Very Low Risk
2.26	SSSI Units	0	0	Very Low Risk
2.27	National Nature Reserve (NNR)	0	0	Very Low Risk
2.28	Local Nature Reserves (LNR)	0	0	Very Low Risk
2.29	Non-Statutory Local Wildlife Sites	0	0	Very Low Risk
<u>2.30</u>	Public Right of Way (PRoW)	0	2	Low Risk
2.31	Unrecorded Paths	0	0	Very Low Risk
2.32	Open Mosaic Habitat	0	0	Very Low Risk
2.33	Limestone Pavement Orders	0	0	Very Low Risk
<u>2.34</u>	Biodiversity	2	0	Medium Risk
2.35	Lakes, Ponds & Fisheries	0	0	Very Low Risk
2.36	Streams (Stream/Brook)	0	0	Very Low Risk
2.37	Water Course	0	0	Very Low Risk
2.38	Canals	0	0	Very Low Risk
2.39	Rivers	0	0	Very Low Risk
<u>2.40</u>	Mature Trees	7	31	Medium Risk
<u>2.41</u>	Overgrown Vegetation	2	0	Low Risk
3	Agricultural Limitations Constraints due to farmland classification, condition, or protection status affecting development potential.			
<u>3.1</u>	Provisional Agricultural Land Classification	1	0	Low Risk
3.2	Open Access Land	0	0	Very Low Risk
3.3	Environmental Stewardship Schemes	0	0	Very Low Risk
3.4	Countryside Stewardship Scheme	0	0	Very Low Risk
4	Cultural Limitations Constraints involving heritage assets, archaeological sites, or culturally significant features protected by planning policies.			
4.1	World Heritage Sites	0	0	Very Low Risk
4.2	Area of Outstanding Natural Beauty (AoNB)	0	0	Very Low Risk
4.3	National Parks	0	0	Very Low Risk
<u>4.4</u>	Listed Buildings & Areas	0	1	Low Risk

4.5	Conservation Areas	0	0	Very Low Risk
4.6	Scheduled Ancient Monuments	0	0	Very Low Risk
4.7	Registered Parks and Gardens	0	0	Very Low Risk
4.9	Cultural Previous Site Uses	0	0	Very Low Risk
5	Physical Limitations Constraints from topography, access, structures, or infrastructure affecting development feasibility.			
5.1	Built Structures	0	0	Very Low Risk
<u>5.2</u>	Surrounding Properties	0	1	Low Risk
5.3	Telecommunications Mast (SVA)	0	0	Very Low Risk
5.4	Fly Tipping (Made Ground) (SVA)	0	0	Very Low Risk
5.5	Railways (Future/Present)	0	0	Very Low Risk
5.6	Royal Mail Tunnels	0	0	Very Low Risk
5.7	Tunnels	0	0	Very Low Risk
5.8	Crossrail	0	0	Very Low Risk
5.9	HS2	0	0	Very Low Risk
6	Ground Limitations Constraints from soil conditions, subsurface structures, or contamination impacting building design and site stability.			
<u>6.1</u>	Topographical Features	-	-	High Risk
6.2	Coal Mining	0	0	Very Low Risk
6.3	Existing Ground Conditions (Borehole Surveys)	0	0	Very Low Risk
<u>6.4</u>	Landfill (Active or Recent)	0	1	Medium Risk
<u>6.5</u>	Previous Site Uses	3	0	Medium Risk
6.6	Nitrate Vulnerable Zones (NVZs)	0	0	Very Low Risk
6.7	Nitrate Sensitive Areas	0	0	Very Low Risk
6.8	Existing Foundations	0	0	Very Low Risk
6.9	Artificial and Made Ground	0	0	Very Low Risk
6.10	Ground Cavities & Sinkholes	0	0	Very Low Risk
6.11	Radon	0	0	Very Low Risk

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