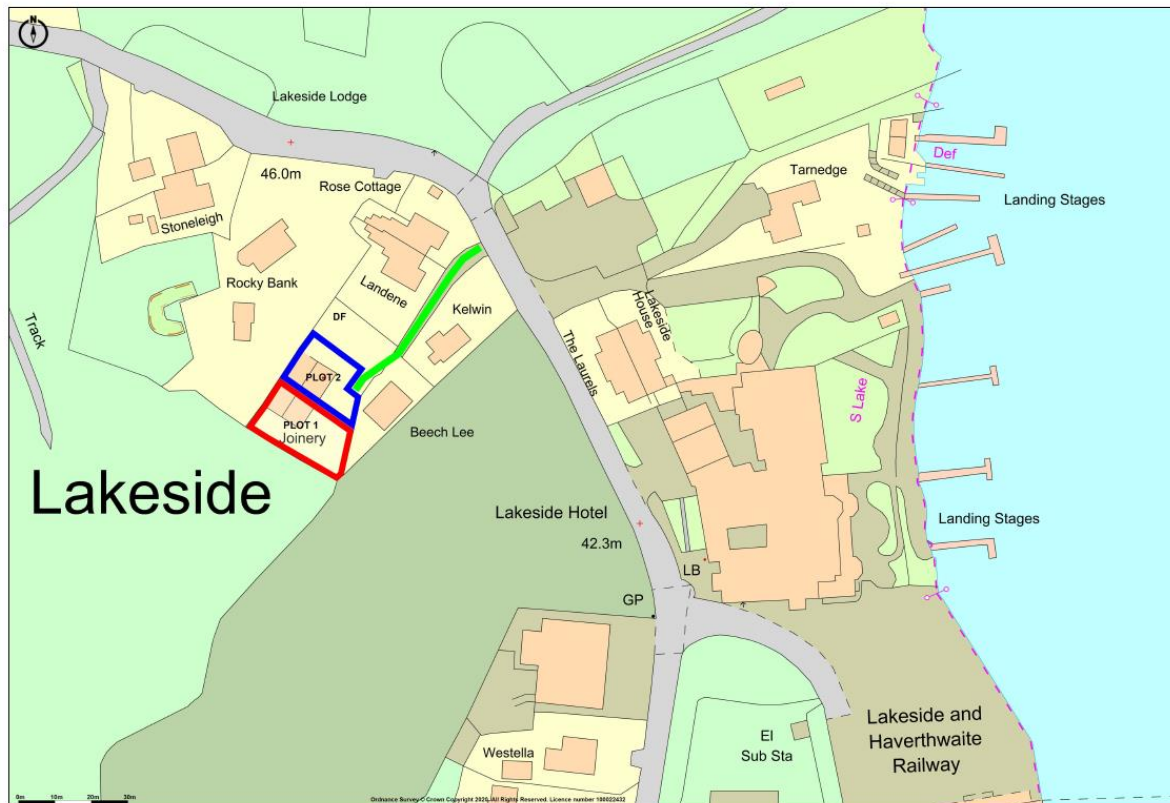


LAKE DISTRICT NATIONAL PARK BUILDING PLOTS FOR SALE LAKESIDE, NEWBY BRIDGE, LA12 8AS



Extremely rare opportunity to acquire a building plot with detailed planning consent within the Lake District National Park. Comprising a greenfield site with planning for one detached three bedroom and one detached two bedroom residential property. The site is offered in two separate lots but could be purchased as a whole.

Guide Prices: Plot 1 - £160,000 Region, Plot 2 - £145,000 Region

Services: Mains water and electric close by and available subject to application by the purchaser. Each plot will install their own foul drainage to a septic treatment plant within their plot, however a suitable area for provision of a drainage field will be made available in an adjoining plot of land, indicated with the initials 'DF' on the plan.

Viewing: At any daylight hour with a set of particulars to hand.

Tenure: Freehold with vacant possession upon completion.

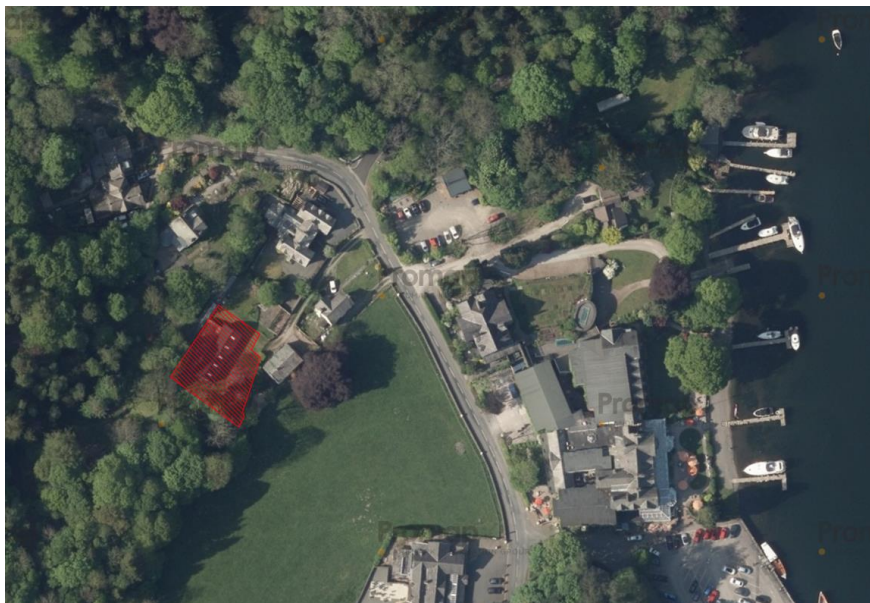
Description: The site is located at Lakeside on the western side of Windermere Lake, with excellent access to the A590, and comprises a former Boathouse/Workshop which has now been removed leaving a greenfield site. Planning was granted on 29th January 2020 for two detached dwellings and full details of the permission are set out below. Copies of all associated documents can be downloaded from the Lake District National Park’s website under reference 7/2019/5725.

Plot 1, coloured red on the plan, extends to approx. 422m² and is situated to the rear of the site and benefits from a right of access across the Southern portion of Plot 2. Rights for services over plot 2 and the retained land will also be granted.

Plot 2, coloured blue on the plan, extends to approx. 330m². A right of access for Plot 1 will be retained over the Southern portion of this plot together with any necessary rights for services. Plot 2 will have a right for services over the retained land.

Both plots will be required to install separate sewage treatment works within their own plot boundary and a suitable area for provision of a drainage field for any outflow will be provided on the retained land in the area marked ‘DF’ on the plan.

The site benefits from an excellent semi-rural location with good access to major road networks and the M6 Motorway, and yet also in close proximity to the Lake. Boat mooring and health club memberships are available at both the Swan and Lakeside Hotels.



Plot 1



Plot 2

Decision Notice



7/2019/5725

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF GRANT OF PLANNING PERMISSION

To: Mr David Parr,
David Parr Architect
4 Pear Tree Cottages
Bankfield Road
Kendal
LA9 4LA

PART 1 - PARTICULARS OF APPLICATION

- | | | |
|---|--|--|
| 1 | Name and address of applicant | Mr Richard Walker, 10 Water Close, Backbarrow, Ulverston, LA12 8QZ |
| 2 | Date of application | 18 November 2019 |
| 3 | Land to be developed | The Boathouse Workshop, Land adjacent Rose Cottage, Lakeside, Ulverston, Cumbria, LA12 8AS |
| 4 | Development forming the subject of the application | Demolition of boathouse workshop & erection of two local needs dwellings |

PART 2 - PARTICULARS OF DECISION

IN PURSUANCE of their powers under the Town and Country Planning Act 1990, the Lake District National Park Authority as local planning authority **HEREBY GIVE NOTICE THAT PLANNING PERMISSION** for the development referred to in Part 1 hereof **HAS BEEN GRANTED**.

SAVE as hereunder specified the development shall be carried out and completed in entire accordance with the particulars specified in the application and plans submitted. The development shall be subject to the following conditions:

- The development hereby permitted shall be commenced before the expiration of THREE years from the date hereof.
REASON: Imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990.
- Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be carried out otherwise than in complete conformity with the submitted plans and details:
 - Layout Plan Drawing Number K370-01-LP Rev. B
 - Site Layout as Proposed Drawing Number K370-03-SP Rev. F
 - House 1 & 2 Floor Plans Drawing Number K370-04-FP Rev. E
 - House 2 Elevations & Section Drawing Number K370-09-H2 Rev. E
 - House 1 Elevations Drawing Number K370-05-H1 Rev. F

7/2019/5725

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- The person is a person who –
 - Is serving in the regular forces or who has served in the regular forces within five years prior to occupation;
 - Has recently ceased, or will cease to be entitled, to reside in accommodation provided by the Ministry of Defence following the death of that person's spouse or civil partner where –
 - The spouse or civil partner has served in the regular forces; and
 - Their death was attributable (wholly or partly) to that service; or
 - Is serving or has served in the reserve forces and who is suffering from a serious injury, illness or disability which is attributable (wholly or partly) to that service

'Locality' shall mean the administrative areas of the Parishes of Claife, Colton, Coniston, Dunnerdale with Seathwaite, Havertwaite, Hawkshead, Satterthwaite, Torver, Crosswaite and Lyth; Cartmel Fell, and those parts of the Parishes of Blawith & Subberthwaite, Broughton West, Egton with Newland, Kirby Ireleth and Lowick which are within the Lake District National Park.

An 'Only or Principal Home' is a dwellinghouse which is occupied continuously for a minimum period of six months in every twelve month period. For the avoidance of doubt the dwelling shall not be occupied as a second home or for holiday letting accommodation.

The obligations contained in this condition shall not be binding or enforceable against any mortgagee or any receiver appointed by such a mortgagee, or any person deriving title through such a mortgagee or receiver provided always that a successor in title of such a person will be bound by the obligations contained in this condition.

REASON: To ensure that the resulting accommodation is occupied by persons with a defined local need in order to comply with Lake District National Park Core Strategy (Local Plan Part One) Policy CS18 and the accompanying Housing Provisions: Supplementary Planning Document. The provisions relating to armed forces personnel are in accordance with the Allocation of Housing (Qualification Criteria for Armed Forces) (England) Regulations 2012.

- The roof of House 2 hereby permitted shall be covered and maintained in local slates (that is slates which have been mined or quarried in Cumbria). Such slates shall be riven not sawn, and shall be laid in diminishing courses from eaves to ridge.

REASON: To ensure a satisfactory standard of appearance of the development by the use of traditional materials in accordance with Lake District National Park Core Strategy (Local Plan Part One) Policy CS02 and Lake District National Park Local Plan 1998 Saved Policy BE1.

- The stone faced external walls of House 1 and House 2 hereby permitted shall be faced in local stone of a type to match (in terms of size, method of laying, pointing and jointing details) the appearance, character, colour and texture of Rose Cottage.

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- Heritage, Design and Access Statement prepared by David Parr Chartered Architect Ref. K370.HDAS
- CS16 Compliance Statement Rev. A prepared by David Parr Chartered Architect Ref. K370.CS16
- Method Statement for the Demolition of the Workshop prepared by David Parr Chartered Architect Ref. K370.MSDW
- Non-mains Drainage Questionnaire
- Bio-Pure Sewage Treatment Plant details
- BS 5837: (2012) Tree Survey and Arboricultural Impact Assessment prepared by Rebecca Oaks Chartered Forester
- Tree Survey Map 2 Land at Lakeside Drawn by Rebecca Oaks Chartered Forester
- Bat Survey prepared by Wilde Ecology

REASON: For the avoidance of doubt and to ensure a satisfactory standard of appearance of the development.

- The dwellinghouses hereby permitted shall not be occupied otherwise than by a Person with a Local Connection as his or her Only or Principal Home, or the widow or widower of such a person, and any dependents of such a person living with him or her.

The Occupant will supply to the Local Planning Authority (within 14 days of the Local Planning Authority's written request so to do) such information as the Authority may reasonably require in order to determine whether this condition is being observed.

In this condition the following definitions apply:

'Person with a Local Connection' means an individual who before taking up occupation of the dwelling satisfies one of the following conditions:

- The person has been in continuous employment in the Locality defined for at least the last nine months and for a minimum of 16 hours per week immediately prior to occupation; or
- The person needs to live in the Locality defined because they need substantial care from a relative who lives in the Locality defined, or because they need to provide substantial care to a relative who lives in the Locality defined. Substantial care means that identified as required by a medical doctor or relevant statutory support agency; or
- The person has been continuously resident in the locality defined for three years immediately prior to:
 - Needing another dwelling resulting from changes to their household, including circumstances such as getting married, divorced, having children, or downsizing.
 - Undertaking full-time post-secondary education or skills training and is returning to the locality defined within 12 months of its completion, or
 - being admitted to hospital, residential care or sentenced to prison, and are returning to the locality defined within 12 months of their discharge/release, or

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REASON: For the avoidance of doubt and to ensure a satisfactory standard of appearance of the development in accordance with the provisions of Lake District National Park Core Strategy (Local Plan Part One) Policy CS02 and Lake District National Park Local Plan 1998 Saved Policy BE1.

- The external walls of House 1 and House 2 hereby granted permission which are to be finished with render as shown on Drawing K370-05-H1 Revision F and Drawing K370-09-H2 Revision E shall be completed with a finish of roughcast in which the final coat contains a preparation of fairly coarse aggregate thrown on as a wet mix and left rough. The render shall be painted white and thereafter maintained as such.

REASON: For the avoidance of doubt and to ensure a satisfactory standard of appearance of the development in accordance with the provisions of Lake District National Park Core Strategy (Local Plan Part One) Policy CS02 and Lake District National Park Local Plan 1998 Saved Policy BE1.

- Prior to their incorporation into the development, details of the following shall be submitted to the Local Planning Authority for approval:
 - Window details for House 1 and House 2 including sections, large scale drawings, colour, and materials
 - Balcony details for House 1 including framing and balustrades
 - Coping stone details around the porch roof, balconies and flat roof for House 1, and on the local stone faced wall of House 2
 - Parking and turning areas including subsurface construction and surface finish materials

Thereafter the works shall be carried out in accordance with the approved details.

REASON: To ensure a satisfactory standard of appearance of the development in accordance with Lake District National Park Core Strategy (Local Plan Part One) Policy CS02 and Lake District National Park Local Plan 1998 Saved Policy BE1.

- The ground floor lounge window in the south east elevation of House 2 as identified in the application shall be glazed with Pilkington level 5 obscured glass, be non-opening, and maintained as such at all times.

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990, no other type of glass shall be fitted to the said window without the prior written approval of the Local Planning Authority.

REASON: To safeguard the amenities of the adjacent property in accordance with the provisions of the National Planning Policy Framework.

- Notwithstanding the details of Drawing K370-05-H1 Revision F, prior to the first use of the terrace of House 1, obscured glazing shall be installed on top of the parapet wall, as shown on Drawing K370-04-FP Revision E.

Such glazing shall be obscured to level 5 on the Pilkington scale (or equivalent), and retained as such in accordance with these details thereafter.

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990, no other type of glass shall be fitted to the said balcony without the prior written approval of the Local Planning Authority.

REASON: To safeguard the amenities of the adjacent property in accordance with the provisions of the National Planning Policy Framework.

- 10 Before the first occupation of House 2, solar panels shall be installed as shown in Drawing K370-03-SP Revision F and Drawing K370-09-H2 Revision E.

REASON: In the interests of increasing the proportion of energy generated through renewable and low carbon sources in accordance with Policy CS16 of the Lake District National Park Core Strategy (Local Plan Part One).

- 11 Notwithstanding the submitted details, prior to the first occupation of House 1, at least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources. Details and a timetable of how this is to be achieved, including details of any physical works on site, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of increasing the proportion of energy generated through renewable and low carbon sources in accordance with Policy CS16 of the Lake District National Park Core Strategy (Local Plan Part One).

- 12 Prior to the commencement of the development hereby permitted, tree protection measures shall be put in place in accordance with Tree Survey Map 2 Land at Lakeside, within the Tree Survey and Arboricultural Impact Assessment prepared by Rebecca Oaks Chartered Forester. All tree protection measures shall be retained for the duration of the works.

REASON: To minimise the risk of damage to nearby trees during the construction period in accordance with the provisions of the Town and Country Planning Act 1990 (s197).

- 13 Not later than 12 months from the substantial completion of the development, a hedge shall be planted along the south eastern boundary of the site to replace the 2m high fence as shown on Drawing K370-03-SP Revision F.

Notwithstanding the details on Drawing K370-03-SP Revision F, the 2m high fence shown on the south eastern elevation of the site shall not be erected.

The hedge shall be planted to the following specification. The plants must be:

- A mixture comprising 15% Hawthorn, 10% Hazel, 30% Beech, 25% Holly, 10% Dog Rose and 10% Guelder.
- At least 40 to 60 cm in height.
- Planted in a staggered double row 40cm apart with a minimum of 5 plants per metre.
- Adequately protected with individual tree guards.
- Kept clear of weeds until plants are established.

Any trees or plants which, within a period of five years thereafter, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species unless the Local Planning Authority gives written consent to any variation.

REASON: To safeguard the visual amenities of the area.

- 14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no hardstanding shall be constructed on the land to which this permission relates without application to, and the grant of permission by, the Local Planning Authority.

REASON: The Local Planning Authority considers that such development should be subject to formal control to safeguard the risk of damage to nearby trees in accordance with the provisions of the Town and Country Planning Act 1990 (s197).



Date: 29 January 2020

MURLEY MOSS, KENDAL

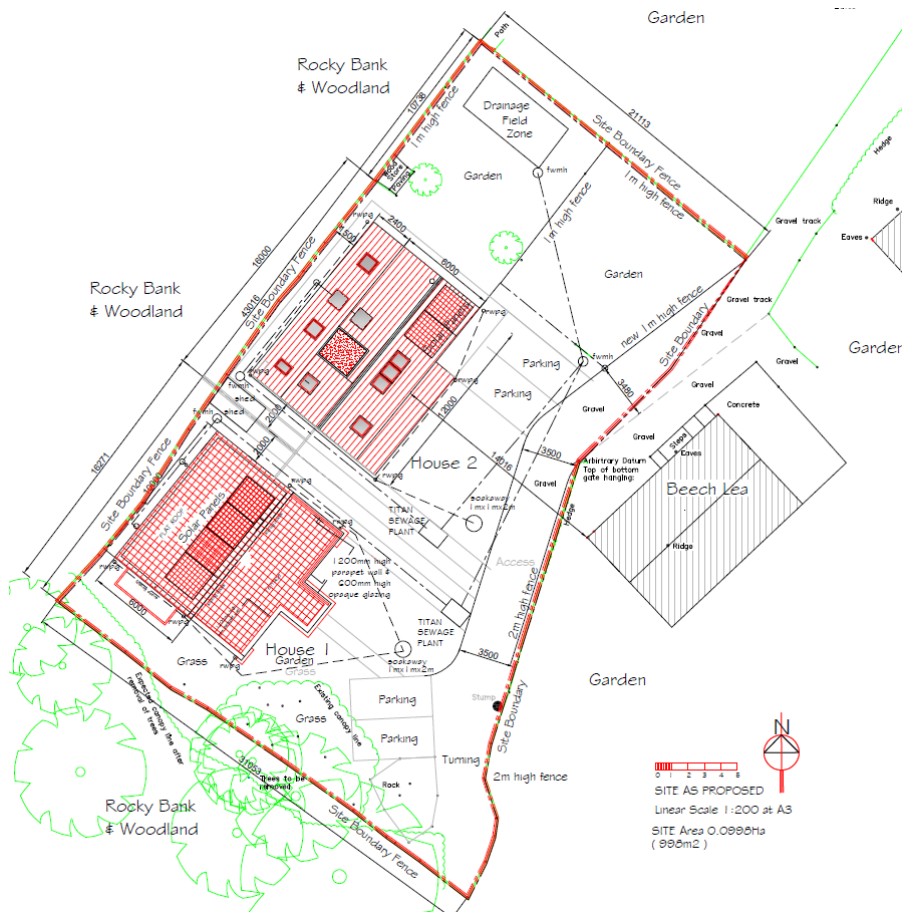
Director of Sustainable Development

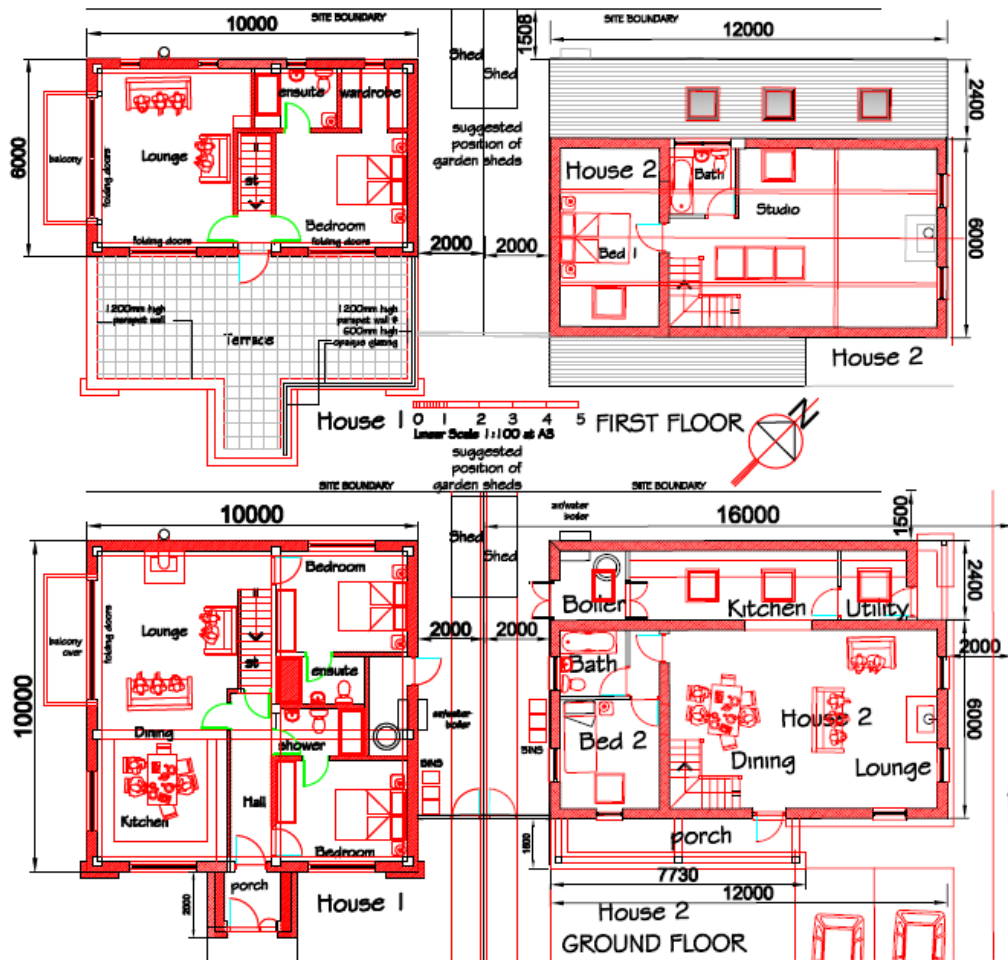
Notes and Informatives

Town and Country Planning (Development Management Procedure) (England) Order 2015 Article 35(2) statement

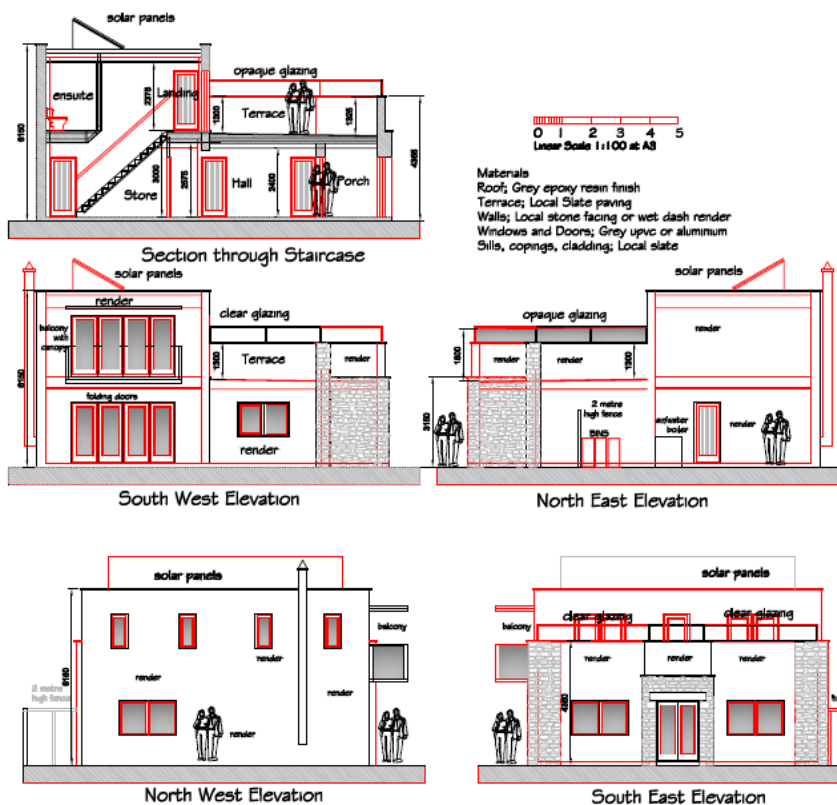
The Local Planning Authority did not identify problems arising in relation to dealing with the application.

Plans





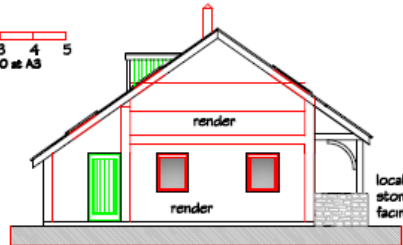
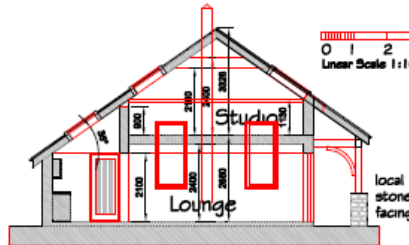
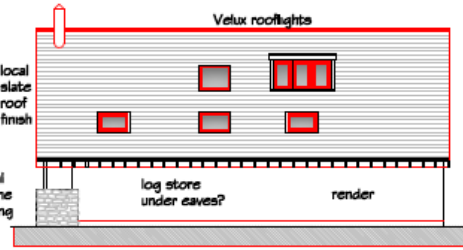
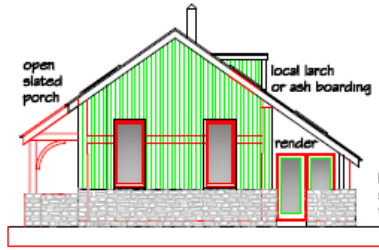
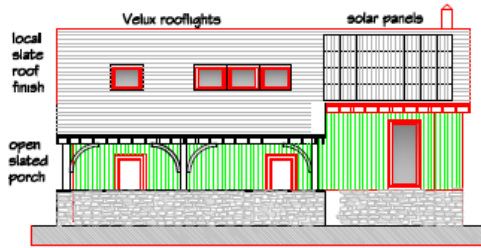
Plot 1 Elevations



Plot 2 Elevations

Materials
 Roof; Local Slate
 Walls; Local stone facing, wet dash render or vertical timber boarding
 Windows and Doors; Grey upvc or aluminum
 Sills, copings, cladding; Local slate

0 1 2 3 4 5
 Linear Scale 1:100 at A3



The right of access retained by Plot 1 over Plot 2 is shown shaded green on the plan above.

GENERAL REMARKS AND STIPULATIONS

LOCAL & SERVICE AUTHORITIES

Cumbria County Council, The Courts, Carlisle, CA3 8NA Tel: (01228) 23456

LDNPA, Murley Moss, Oxenholme Road, Kendal, LA9 7RL Tel: (01539) 724555

Electricity North West – Parkside Road, Kendal. Tel (01539) 721301

United Utilities: Tel: 0845 746 2255

British Telecommunications plc, BT Centre, London. Tel: 0800 800 150.

PARTICULARS OF SALE: The descriptive particulars (but not the stipulations and special conditions of sale) do not constitute, or constitute any part of any offer or Contract and all statements made herein are made without responsibility on the part of the Auctioneers or the Vendor. All intending purchasers should satisfy themselves as to their correctness. The Vendor does not make nor give and neither Richard Turner & Son nor any person in their employment has any authority to make or give any warranty as to the land and property.

SALES PARTICULARS AND PLANS: The plan and quantities are based upon the latest available editions of the Ordnance Survey as revised by the Auctioneers. Such plan and quantities and these particulars are believed to be correct but any error or omission or mis-statement shall not annul the sale nor entitle either party to compensation or in any circumstances give ground for any action at Law.

FIXTURES AND FITTINGS: All fixtures and fittings are excluded from the sale, unless they are expressly stated as being included.

TOWN PLANNING AND LOCAL LAND CHARGES: So far as the Vendor is aware the present use of the property is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information in regard to the Town and Country Planning. The land is sold subject to:

- a) all local and land charges and any requirements enforceable by any local or other Public Authority.
- b) all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other Public Authority and the Purchaser shall not be entitled to any compensation or right of rescission in respect thereof.

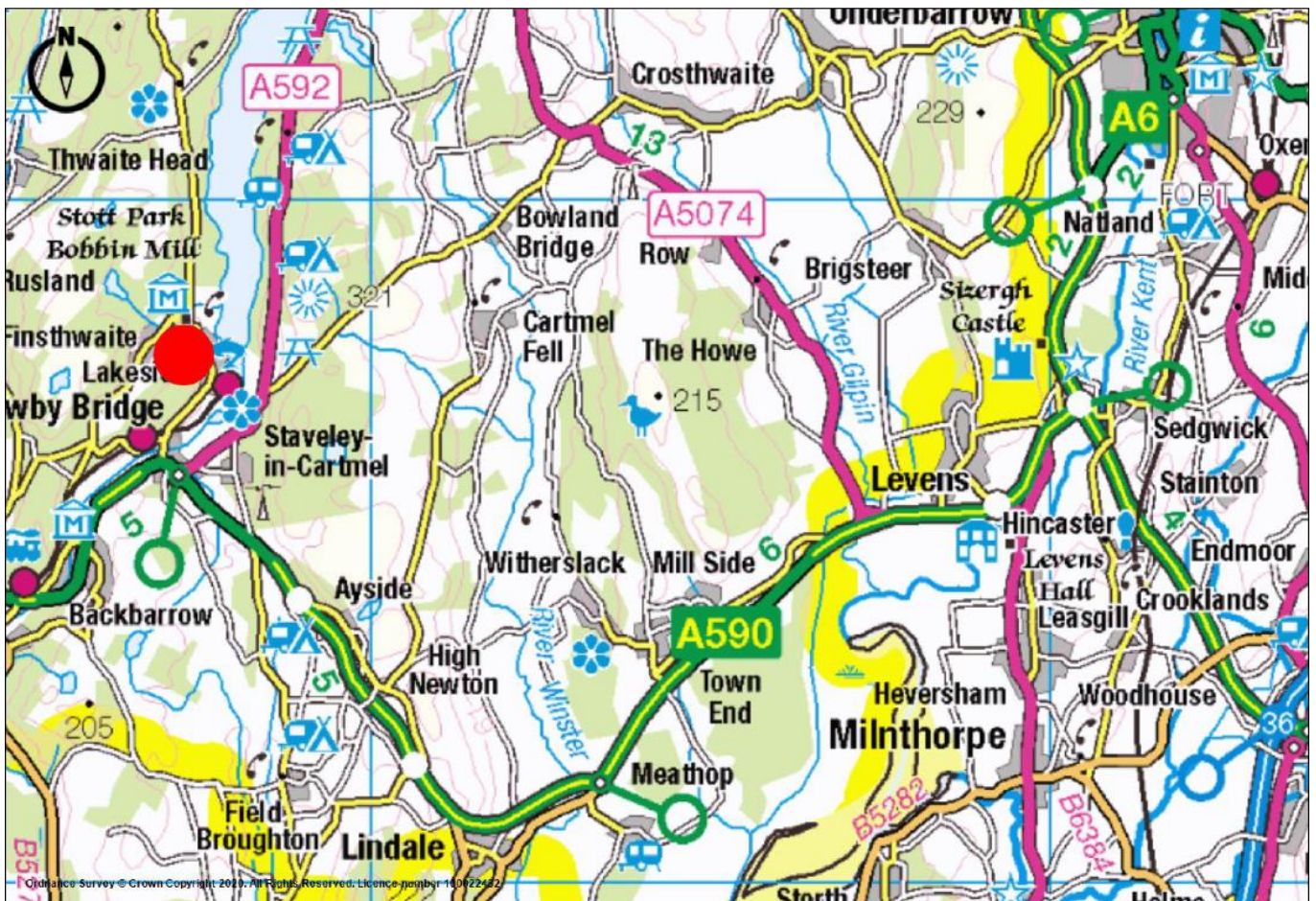
RIGHTS AND EASEMENTS: The land is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines over or under the land, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or constructions in connection with such rights.

DISPUTES: Should any dispute arise before or after the date of completion between the Vendor and the Purchaser as to the interpretation of the particulars, or any matter whatsoever arising therefrom, or thereout, that matter in dispute shall be referred to the arbitration of RICHARD TURNER of Richard Turner & Son, Royal Oak Chambers, Main Street, Bentham, whose decision shall be final and binding on the parties in dispute.

INSURANCE: As from the date of sale/signing of the Contract, the property shall be at the sole risk of the purchaser(s) and he/they shall effect his/their own insurance's accordingly

Money Laundering Regulations

Money Laundering Regulations under 'The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017' (SI 2017/692), brought into effect in June 2017. We are now required to undertake due diligence checks on prospective purchasers prior to any offer being accepted. Any prospective purchasers will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) and provide us with photographic identification (a current passport or driving licence) and proof of address (utility bill no older than 3 months or current council tax bill). The prospective purchaser will be required to agree to a search via Experian to be undertaken to verify the information provided (please note the Experian search will NOT involve a credit search).



Promap v2
LANDMARK INFORMATION

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Plotted Scale - 1:75000. Paper Size - A4

MISREPRESENTATION ACT 1967:

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