



## TANPITS LANE

**Burton-In-Kendal, Carnforth, Lancashire, LA6 1HZ**

**0.50 Acre Building Plot with Planning Permission for a 3 / 4 Bed Detached Residence with Detached Garage in sought after South Lakes village**

**Price: £175,000 Region**

Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office.

An increasingly rare opportunity to acquire a really generous parcel of land that has been granted Planning Permission for the erection of a 3/4 bedroomed detached family home with internal living space of approx. 210sq m, a large detached garage 5.4 m x 5.4m, substantial garden and open outlook set in an approx. 0.50 acre site situated in the charming village of Burton-In-Kendal.

This popular village has exceptional transport links including the M6 motorway and two railway links, local primary and in the catchment area for the well regarded QES secondary school.



<p><b>Reason:</b> These details are required to be approved before the commencement of development in the interests of highway safety in accordance with Policy CS10.2 of the South Lakeland Core Strategy.</p> <p><b>Condition (7)</b> Development shall not begin until a Construction Phase Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of:</p> <ul style="list-style-type: none"> <li>i) a pre-construction road condition established by a detailed survey for accommodation works within the highway boundary conducted with a Highway Authority representative; with all post development repairs carried out to the satisfaction of the Highway Authority at the applicant's expense;</li> <li>ii) details of proposed crossings of the highway verge;</li> <li>iii) retained areas for vehicle parking, manoeuvring, loading and off loading for their specific purpose during the development;</li> <li>iv) cleaning of site entrances and the adjacent highway;</li> <li>v) details of wheel washing facilities;</li> <li>vi) the sheeting of HGV's taking spoil to/from the site to prevent spillage or deposit of materials on the highway;</li> <li>vii) construction vehicle routing;</li> <li>viii) the management of junctions to and crossings of the highway and other footways;</li> <li>ix) surface water management details during the construction phase.</li> </ul> <p>b) The approved Construction Method Statement shall be adhered to throughout the construction period.</p> <p><b>Reason:</b> These details are required to be approved before the commencement of development in the interests of highway safety in accordance with Policy CS10.2 of the South Lakeland Core Strategy, and to safeguard the amenity of neighbouring occupiers in accordance with National Planning Policy Framework para 17 Core Principles and paras 121- 123.</p>	<p>b) Development shall be carried out in accordance with the approved details of materials unless otherwise agreed in writing with the Local Planning Authority.</p> <p>To ensure the development is of a high quality design in accordance with Policy CS8.10 of the South Lakeland Core Strategy and saved Policy S2 of the South Lakeland Local Plan.</p> <p><b>Condition (10)</b></p> <ul style="list-style-type: none"> <li>a) The roof shall be covered with slates being blue / grey in colour and of similar or the same texture to those mined within the County of Cumbria, a sample of which shall be submitted to and approved in writing by the Local Planning Authority before any of the superstructure is erected.</li> <li>b) The roof shall be built in the approved slates.</li> </ul> <p><b>Reason:</b> To ensure the development is of a high quality design in accordance with Policy CS8.10 of the South Lakeland Core Strategy and saved Policy S2 of the South Lakeland Local Plan.</p> <p><b>Condition (11)</b> 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 development of the type described in Class A, B and E Part 1 of Schedule 2 of that Order shall be undertaken without the express permission of the Local Planning Authority.</p> <p><b>Reason:</b> To ensure that the Local Planning Authority retains control over extensions and alterations that may potentially have an adverse impact on the residential amenity of neighbouring properties and to allow the assessment of potential impacts on the setting of the listed Burton Hall and The Coach House.</p> <p><b>Condition (12)</b> The development hereby approved shall not be occupied until the access drive is surfaced in bituminous or cement bound materials, or otherwise bound.</p> <p><b>Reason:</b> In the interests of highway safety, in accordance with Policy CS10.2 of the South Lakeland Core Strategy.</p> <p><b>Condition (13)</b> Access gates, if provided, shall be hung to open inwards only, away from the highway, be recessed no less than 4.5m measured from the carriageway edge of the adjacent highway and shall incorporate 45 degree splays to each side.</p> <p><b>Reason:</b> In the interests of highway safety, in accordance with Policy CS10.2 of the South Lakeland Core Strategy.</p> <p><b>Condition (14)</b> The approved access and parking layout [and turning space] shall be substantially completed prior to the commencement of building works above ground, so that construction traffic and contractors vehicles can access, park and turn clear of the highway.</p> <p><b>Reason:</b> In the interests of highway safety in accordance with saved Policy S10 of the South Lakeland Local Plan.</p> <p>In the exercise of its judgement in determining the appropriate balance of considerations, the Local Planning Authority has acted positively and proactively in determining this application proposal, taking into account all material considerations.</p>
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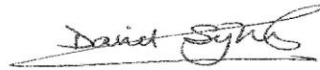
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## Planning Permission Continued

Material considerations include planning policies and any representations that may have been received preceding the determination to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework. The Local Planning Authority is satisfied that its processes and practices are compatible with the Human Rights Act and the decisions of the European Court of Human Rights.

Please note that the Community Infrastructure Levy (CIL) was adopted by South Lakeland District Council on 1 June 2015. You should check with the CIL section whether or not the works you propose are liable for payment of CIL.

Please contact the CIL officer during office hours on 01539 793439.



Director (People and Places)

Lowther Street  
Kendal

**15 February 2019**

### **Services:**

Mains water onsite, "B4RN" hyperfast broadband cable in process of being laid. Mains electricity and gas available subject to application by the purchaser.

### **Tenure:**

Freehold with vacant possession upon completion.

### **Covenants:**

***Please note the land is affected by covenants that are open to interpretation and therefore it is important that any intending purchasers should take and rely upon their own independent legal advice.***

**Copy of HM Land Registry register of title containing matters that affect the land can be seen via the link:- [Here](#)**

### **Planning:**

South Lakeland District Council has granted Planning Permission (SL/2018/0416) for the erection of a dwelling house with garage, construction of a drive with parking hard standing and the making of a sewer connection.

**Plans and conditions can be seen on the SLDC website via the link:-**

**Press the control key on your keyboard and click the link, to direct you to the South Lakeland District Council website:- <https://applications.southlakeland.gov.uk/fastweb/detail.asp?AltRef=SL/2018/0416>**

### **Solicitors:**

Arnold Greenwood Solicitors, Exchange Chambers, 8 & 10 Highgate, Kendal, Cumbria, LA9 4SX.  
Tel: 01539 720 049.

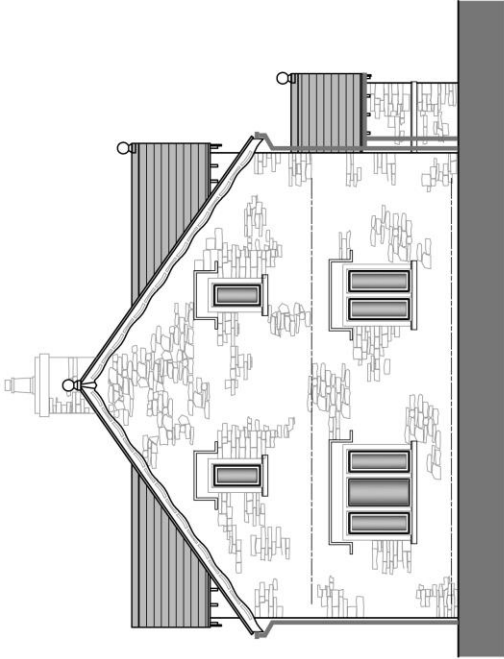
### **Agents:**

Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.  
Tel: 015242 61444. **Through whom all offers and negotiations should be conducted.**

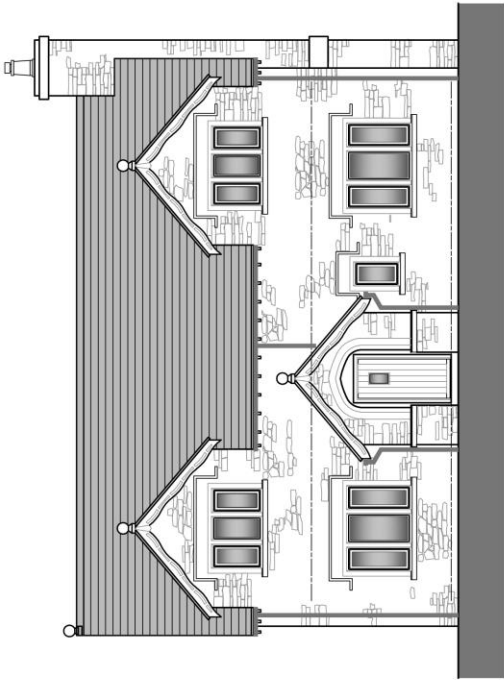
***Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation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

# Proposed House Elevations

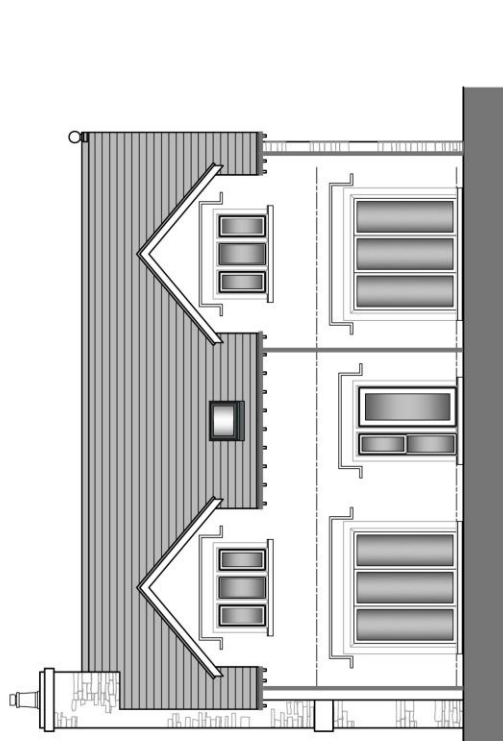
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 Do not scale from this drawing.  
 ALL dimensions and levels must be checked on site by a suitably qualified person. Any discrepancies must be reported to the originator before implementing.



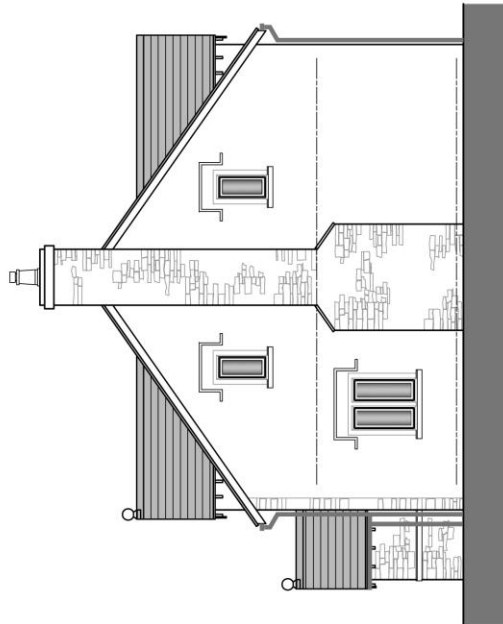
**House: North Elevation**  
 Scale 1:100



**House: West Elevation**  
 Scale 1:100



**House: East Elevation**  
 Scale 1:100



**House: South Elevation**  
 Scale 1:100

Rev	Date	Description

Revisions

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Website: [www.anythingdrawn.co.uk](http://www.anythingdrawn.co.uk)

Client

**Mr I Whittaker**

Project

**Proposed Dwelling off Tanpits**

**Lane, Burton-in-Kendal**

Drawing

**Proposed Dwelling Elevations**

Scale As Shown @ A3

Date: Oct 2018 Drawn bn

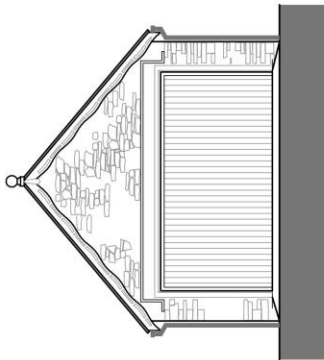
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Revision:

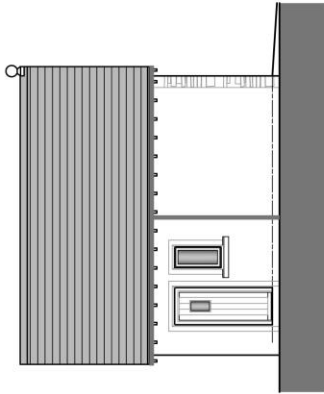
# Proposed Garage Elevations

**NOTES**

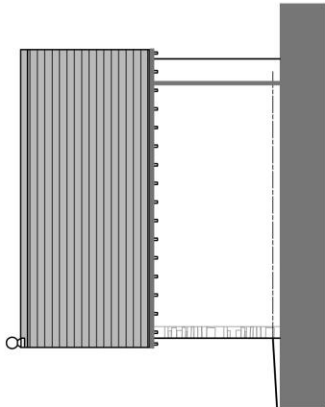
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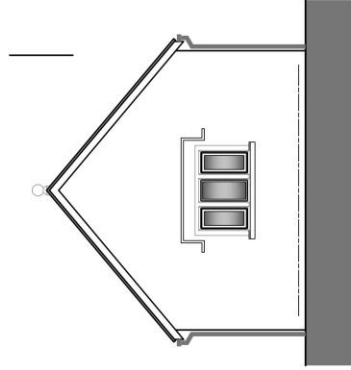
**Garage: West Elevation**  
 Scale 1:100



**Garage: North Elevation**  
 Scale 1:100



**Garage: South Elevation**  
 Scale 1:100



**Garage: East Elevation**  
 Scale 1:100

Rev	Date	Description
Revisions		

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 Telephone: 01630 726208  
 Mobile: 07828501151  
 E-mail: info@anythingdrawn.co.uk  
 Website: www.anythingdrawn.co.uk



Client: **Mr I Whittaker**

Project:

**Proposed Dwelling off Tanpits Lane, Burton-in-Kendal**

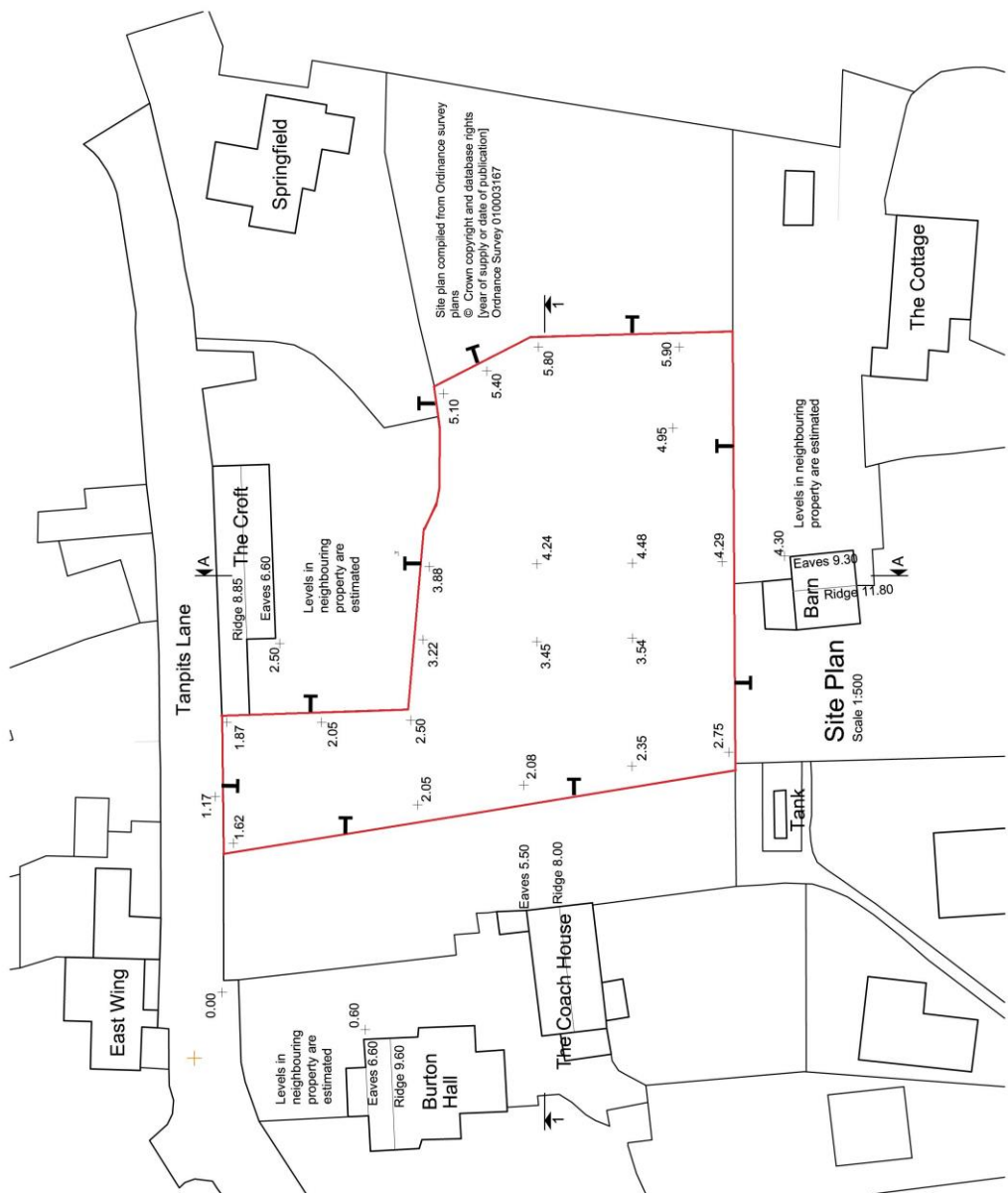
Drawing

**Proposed Garage Elevations**

Scale: As Shown	@	A3
Date: Oct 2018	Drawn	bn
Drawing Number: ADAL107/12-02	Revision:	

# Boundary Plan

**NOTES**  
 Do not scale from this drawing.  
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Rev	Date	Description
Revisions		

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 E-mail: info@anythingdrawn.co.uk  
 Website: www.anythingdrawn.co.uk



Client  
**Mr I Whitaker**

Project  
**Proposed Dwelling off Tanpits Lane, Burton-in-Kendal**

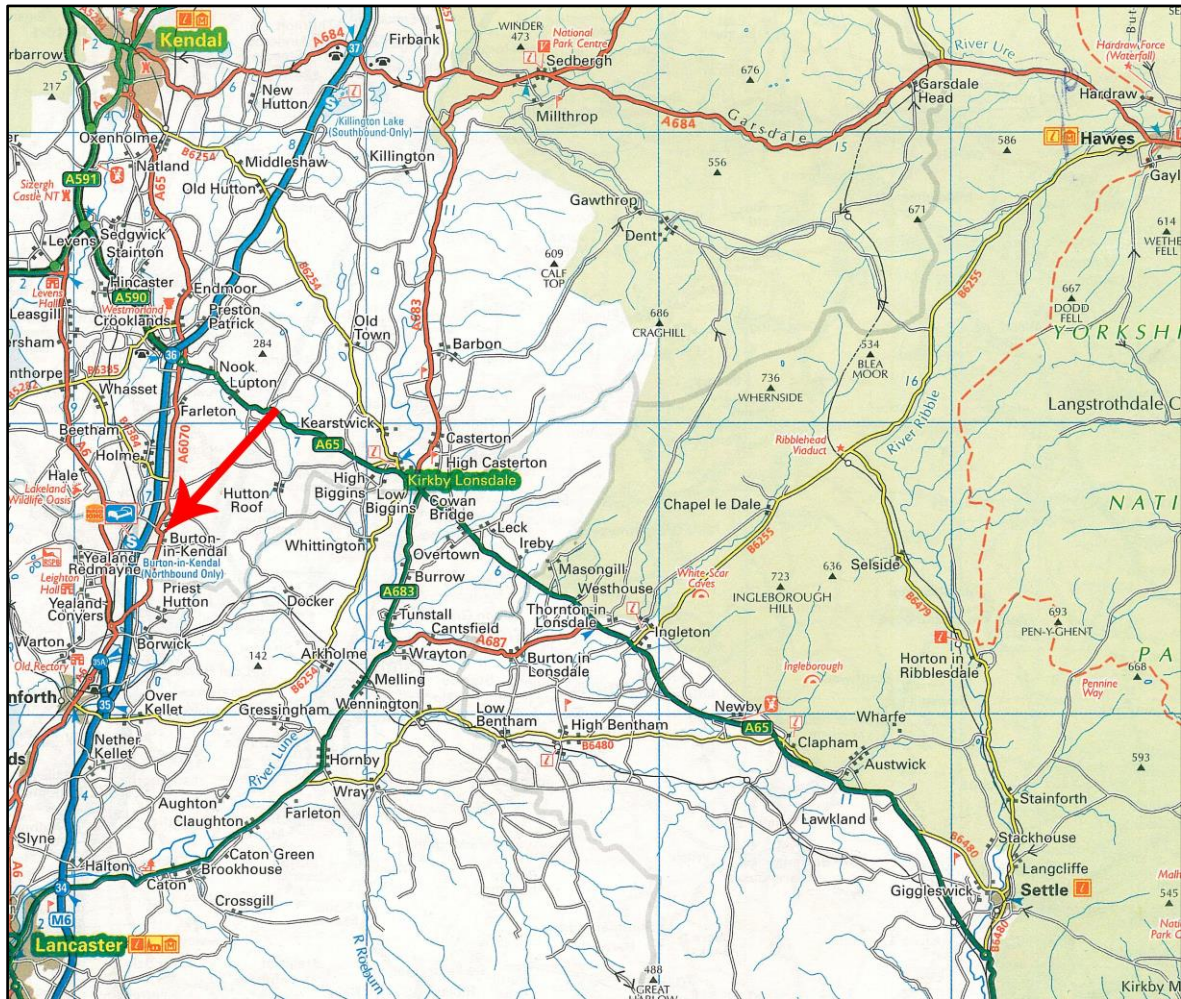
Drawing

Existing  
**Site plan & levels survey**

Scale	1:500	@	A3
Date:	Oct 2018	Drawn	bn
Drawing Number:	ADAL107/00-01		
Revision:			



### Location Plan



Old Sawley Grange, Gisburn Road  
Sawley, CLITHEROE BB7 4LH  
T: 01200 441351  
F: 01200 441666  
E: [sawley@rturmer.co.uk](mailto:sawley@rturmer.co.uk)

Royal Oak Chambers, Main Street,  
BENTHAM LA2 7HF  
T: 015242 61444  
F: 015242 62463  
E: [bentham@rturmer.co.uk](mailto:bentham@rturmer.co.uk)

14 Moss End, Crooklands,  
MILNTHORPE LA7 7NU  
T: 015395 66800  
F: 015395 66801  
E: [mailto:kendal@rturmer.co.uk](mailto:mailto:kendal@rturmer.co.uk)



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