RTS Richard Turner & Son AUCTIONEERS, VALUERS & ESTATE AGENTS Est 1803



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.

SOUTH LAKELAND DISTRICT COUNCII

BURTON IN KENDAL

Reference: SL/2018/0416

FOWN AND COUNTRY PLANNING ACT 1990

OWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS

NOTICE OF GRANT OF PLANNING PERMISSION

Ashton Planning Ltd Mr C Ashton .o

Stramongate House 53 Stramongate

KENDAL LA9 4BH

Mr and Mrs Whittaker Newbiggin Farm Name and Address of applicant (if different from above)

Newbiggin

CARNFORTH LAG 2PL Hutton Roof

Land off Tanpits Lane, Burton in Kendal, CARNFORTH

Site of Proposal:

Erection of a dwellinghouse with garage, construction of drive

connection

Development forming the

and parking hardstanding and the making of a sewer subject of the application:

district planning authority **HEREBY PERMIT** the development described in your application and on the plans and drawings attached thereto, received on the **14 May 2018** subject to due compliance with the In pursuance of the powers under the above Act and Orders, the South Lakeland District Council as conditions specified hereunder.

Condition (1) The development hereby permitted shall begin not later than three years from the date of this decision.

Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act To comply with the requirements of Section 91 of the Town and Country Planning Reason:

Condition (2) The development hereby permitted shall be carried out in accordance with the following approved plans:

1:100 scale - Proposed house elevations - Dwg No ADAL 107/12-01 - Received :500 scale - Site plan - Dwg No 3A - Received 31/05/2018

1.1250 scale - Location plan - Dwg 01A - Received 31/07/2018

1:100 scale - Proposed garage elevations - Dwg No ADAL 107/12-02 - Received 09/10/2018

09/10/2018

1:500 scale - Site plan and levels - Dwg No ADAL 107/00-01 - Received 09/10/2018 :250 scale - Existing site sections - Dwg No ADAL 107/00-02 - Received

9/10/2018.

For the avoidance of doubt and in the interests of proper planning. Reason:

Condition (3)

No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The details shall include: a)

proposed finished floor of the house in relation to The Croft; existing and proposed finished levels or contours;

 other vehicle and pedestrian access and circulation areas; car parking layouts;

hard surfacing materials; and

retained landscape features such as trees together with details of how they will be protected during construction.

schedules of plants, noting species, plant sizes and proposed numbers / densities; Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); and an implementation programme.

Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with rees / shrubs of similar size and species to those originally required to be planted The agreed scheme shall be carried out as approved to the agreed timetable. unless the Local Planning Authority gives written consent to any variation.

quality landscaping in accordance with saved Policy S3 of the South Lakeland Local development to safeguard and enhance the character of the area and secure high These details are required to be approved before the commencement of Reason:

Condition (4)

 a) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, height, design, materials and type of boundary treatment(s) to be erected.

development is occupied, or in accordance with a timetable agreed in writing with The boundary treatment(s) shall be completed as approved before the the Local Planning Authority. (q

quality landscaping in accordance with saved Policy S3 of the South Lakeland Local development to safeguard and enhance the character of the area and secure high These details are required to be approved before the commencement of Reason:

Development shall not begin until details of the junction between the proposed access road and the highway have been submitted to and approved in writing by the Local Planning Authority. Condition (5)

In the interests of highway safety in accordance with Policy CS10.2 of the South Lakeland Core Strategy. Reason:

visibility 60 x 2.4 metres measured down the centre of the access road and the nearside channel line of Tanpits Lane have been provided in accordance with the No development shall begin unless and until visibility splays providing a clear details as required within Condition 5. Condition (6)

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 Strateay.

Reason

Condition (7) 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:

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

ii) details of proposed crossings of the highway verge;

iii) retained areas for vehicle parking, manoeuvring, loading and off loading for their specific purpose during the development;

iv) cleaning of site entrances and the adjacent highway;

v) details of wheel washing facilities;

 vi) the sheeting of HGV's taking spoil to/from the site to prevent spillage or deposit of materials on the highway;

vii) construction vehicle routing;

viii) the management of junctions to and crossings of the highway and other footwavs;

ix) surface water management details during the construction phase.

 b) The approved Construction Method Statement shall be adhered to throughout the construction period. Reason: 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.

Condition (8)

 a) No superstructure shall be erected until samples and details of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority b) Development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: 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.

Condition (9)

a) A sample panel of the materials to be used for the external surfaces of the development hereby approved shall be erected at the application site and no superstructure shall be erected until written approval for the materials has been given by the Local Planning Authority. The sample panel shall be of sufficient size to indicate the method of jointing and coursing to be used.

 b) Development shall be carried out in accordance with the approved details of materials unless otherwise agreed in writing with the Local Planning Authority. Reason: 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.

Condition (10)

 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.

b) The roof shall be built in the approved slates.

Reason: 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.

Condition (11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and reenacting 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.

Reason: 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.

Condition (12) The development hereby approved shall not be occupied until the access drive is surfaced in bituminous or cement bound materials, or otherwise bound.

Reason: In the interests of highway safety, in accordance with Policy CS10.2 of the South Lakeland Core Strategy.

Condition (13) 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.

Reason: In the interests of highway safety, in accordance with Policy CS10.2 of the South Lakeland Core Strategy.

Condition (14) 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 hindway

Reason: In the interests of highway safety in accordance with saved Policy S10 of the South Lakeland Local Plan.

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.

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.

Lowther Street Kendal

15 February 2019

Director (People and Places)

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:

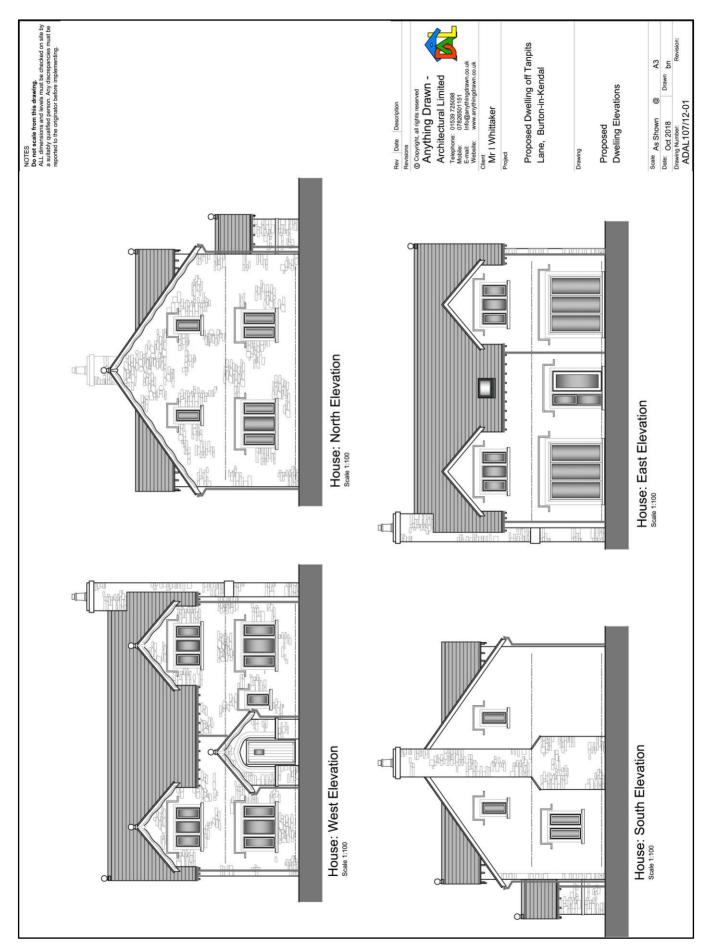
Arnold Greenwood Solicitors, Exchange Chambers, 8 & 10 Highgate, Kendal, Cumbria, LA9 4SX. Tel: 01539 720 049.

Agents:

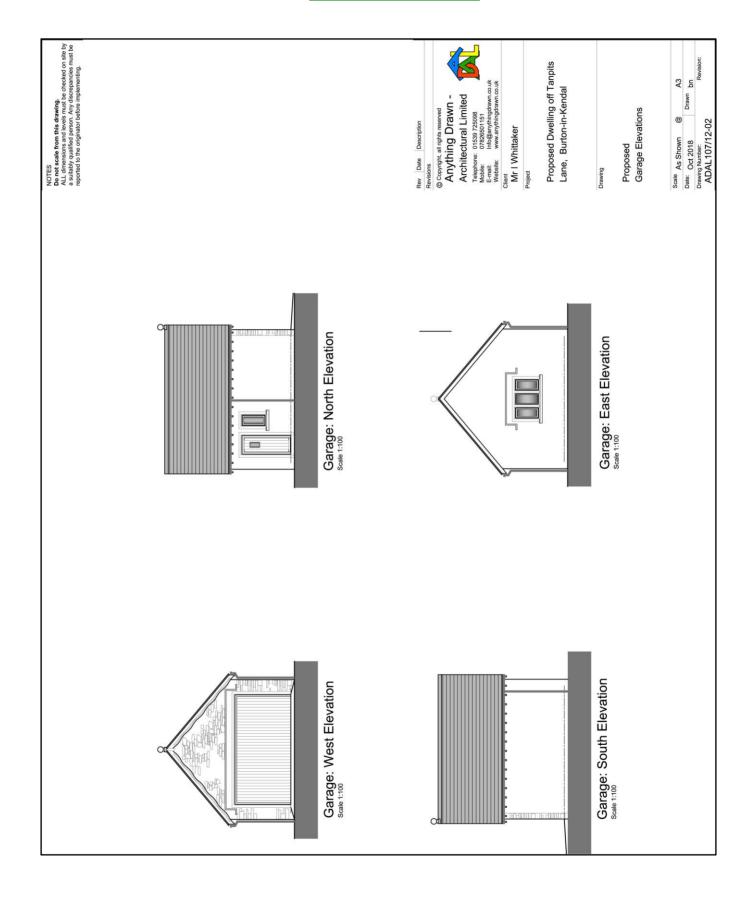
Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444. Through whom all offers and negotiations should be conducted.

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.

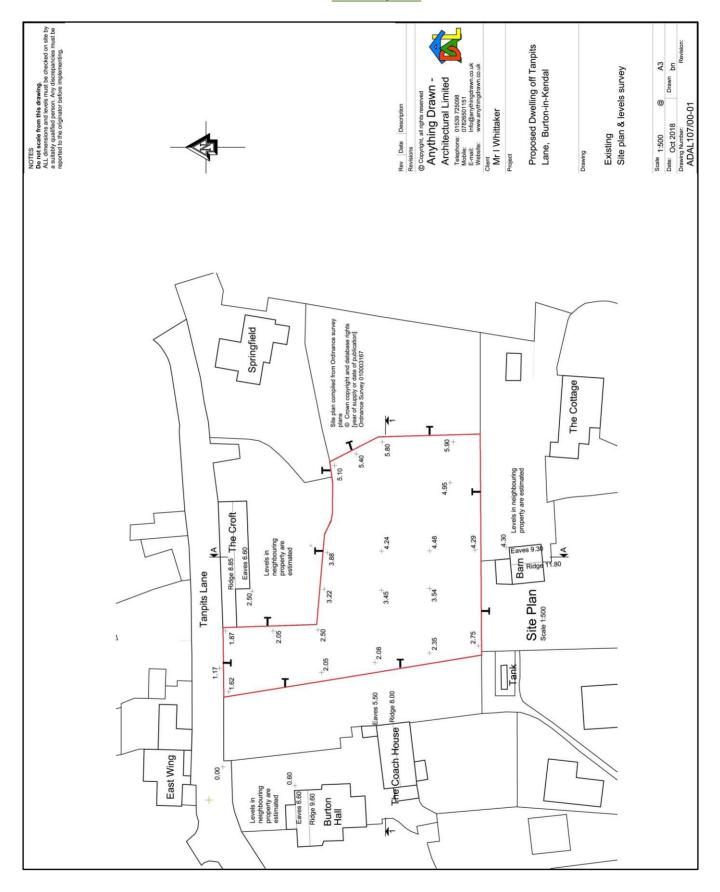
Proposed House Elevations



Proposed Garage Elevations



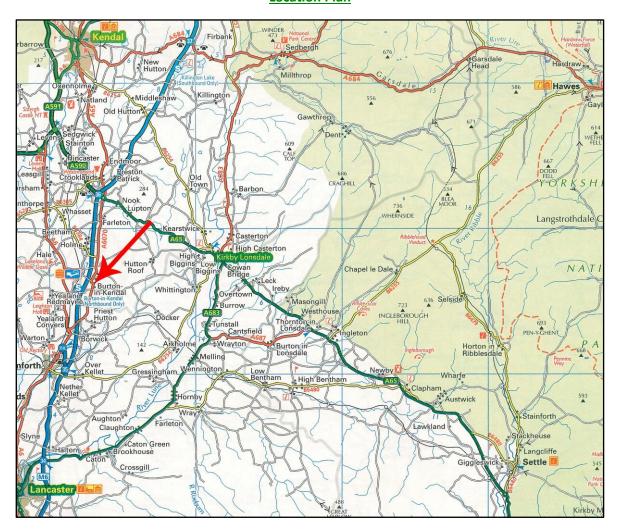
Boundary Plan







Location Plan



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

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