

Station Road / John Davis Way | Watlington

RESIDENTIAL BUILDING PLOT

Created from existing garden land
with

OUTLINE PLANNING PERMISSION

Indicative Layout for 1 x detached single storey dwelling

Average Plot Width: 12.2m / 40ft X Average Plot Depth: 25.2m / 82.7ft

Plot to be accessed via a new private driveway off John Davis Way.

SITE AREA: approx 307.4sqm (stms)

Purchase Price £125,000

Folio: S/894ts

RESIDENTIAL BUILDING PLOT

With the benefit of

OUTLINE PLANNING PERMISSION granted 5th September 2022

For: 1 x NEW PRIVATE DETACHED DWELLING

- Created from existing garden land at the rear of a detached private property.
- Outline Planning Permission Ref: 22/01498/O
- 1 x Detached single storey dwellings with West Facing Rear Garden
- SITE AREA: 307.4sqm (stms). Indicative footprint of proposed dwelling 98sqm / 1054sqft
- Conveniently situated within walking distance of Watlington Railway Station providing access to King's Lynn, Ely, Cambridge & London Kings Cross.
- Plans: Vendor to approve final plans.
- Fencing: the Buyer to be responsible for fencing off the new boundary to the existing house – 1.8m concrete post and feather edge vertical boarded within 3 months of purchase.
- SERVICES: All mains services are understood to be available for connection in the highway. Applicants must make their own enquiries of the relevant statutory providers prior to a commitment to purchase.
- CIL: Any obligations for CIL payments are the responsibility of the purchaser.



Plans & Drawings attached herewith are reproduced with the permission of the planning consultant. These are for illustrative purposes only & subject to measured survey.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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NOTICE OF DECISION - GRANT OF OUTLINE PLANNING PERMISSION

Reference No: 22/01498/O

Application
Registered: 22 August 2022

Parish: Watlington

Details: **Outline Application: New Dwelling at Ananda 63 Station Road Watlington King's Lynn Norfolk**

The Town and Country Planning Act 1990 (as amended)
The Town and Country Planning (Development Management Procedure) (England) Order 2015)

Outline planning permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

1. Approval of the details of the means of access, layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.
2. Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
3. Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
4. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
5. No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
6. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment ECL1028/MATT STURGEON LTD (dated May 2023) and the following mitigation measure detailed within the FRA:


* Finished floor levels will be set no lower than 0.5m above existing ground levels.
7. Development shall not commence until a scheme detailing provision for on-site parking for construction workers and storage of plant and materials etc for the duration of the construction period has been submitted to, and approved in writing by, the LPA. The scheme shall be implemented until the development is completed.
8. Construction or development work on site, along with collections and deliveries of waste products, material and equipment, shall only be carried out between the hours of 0800 and 1800 weekdays, and 0900-1300 on Saturdays, with no work allowed on Sundays and Bank/Public Holidays.

9. The development hereby permitted shall be carried out in accordance with the following approved plans Drawing No- 1575-01B in so far as location only.
10. The development hereby approved shall be single storey only.

The Reasons being:

1. To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
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5. To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

This needs to be a pre-commencement condition as drainage is a fundamental issue that needs to be planned for and agreed at the start of the development.
6. To reduce the risk of flooding to the development and future occupants in extreme circumstances.
7. In the interests of the amenities of the locality in accordance with the NPPF.
8. In the interests of the amenities of the locality in accordance with the principles of the NPPF.
9. For the avoidance of doubt and in the interests of proper planning.
10. To ensure that the design and appearance of the development is appropriate in accordance with the principles of the NPPF.


Executive Director, Environment and Planning
On behalf of the Council
4 September 2023

1. When a Reserved Matters planning application is submitted for development in relation to this Outline application, it will be liable for the Community Infrastructure Levy (CIL) in accordance with the Community Infrastructure Levy Regulations 2010 (as amended). Please view our webpages: www.west-norfolk.gov.uk/CIL for further information.

Please note that any conditions that may be attached to this decision notice form an integral part of the permission. Failure to comply with any conditions could lead to enforcement action or the need to submit a further formal application.

In accordance with the NPPF, in determining this application for planning permission, the Borough Council has approached it in a positive and proactive way, and where possible has sought solutions to problems to achieve the aim of approving sustainable development. As such the development hereby approved is considered to represent sustainable development.

Section 33 and 34 for the Environmental Protection Act 1990 place a duty on developers to ensure that they manage and dispose of waste appropriately, this includes preventing the escape of waste by storing it in containers that are; clearly and correctly labelled, suitable for the waste and designed to prevent leakage or waste being wind blown off site. You should also ensure that you keep waste transfer records and only transfer waste to an authorised person.

For further information and to ensure that you have appropriate permits or exemptions in place visit: