



## Plot adjacent to, 20 Saddlebow Road, King's Lynn, PE30 5BH

21186



**\* Building Plot \* Planning ref: 17/01684/O \***

**\* Outline planning permission for 3 bedroom detached house \***

**£55,000**



**ESTATE AGENTS**

17 High Street, King's Lynn, Norfolk PE30 1BP | Tel: 01553 768187 | Fax: 01553 767971

Russen & Turner is the trading name of Russen and Turner Ltd  
A company registered in England & Wales. Company No. 4899005  
Registered Office: 11 King Street, King's Lynn, Norfolk PE30 1ET

### **BRIEF DESCRIPTION:**

Offered to the market with outline planning permission (some matters reserved) is this good sized plot located on Saddlebow Road in South Lynn. Planning is for a generously sized, 3 bedroom detached house with detached garage, driveway and garden. Drawings and a copy of the Notice of Decision is available upon request.

Alternatively more information can be accessed via King's Lynn & West Norfolk Council website Ref:- 17/01684/O

**Council Tax Band: .**

### **EPC RATING:**

### **TO VIEW THIS PROPERTY:**

If you wish to view this property please call the office so that we can make a mutually convenient appointment for you.

### **HOW TO GET THERE:**

From King's Lynn, proceed out of the town along Saddlebow Road, at the mini-roundabout take the 1st exit and the plot will be seen on the right hand side distinguished by a Russen & Turner For Sale board.

### **LOCATION:**

King's Lynn town centre has recently undergone a regeneration programme and has direct rail links to Cambridge and London (Kings Cross). There is a wealth of shopping facilities as well as restaurants, public houses and all the usual amenities expected of a market town. Much of the town is covered under conservation area and there are many listed buildings (please be aware of this). The town is situated approximately 45 miles from Norwich City centre, approximately 105 miles from London and approximately 16 miles from the coastal town of Hunstanton.

### **HOW WE CAN HELP:**

If you have a property to sell we can offer you a free, no obligation market appraisal. We can also pass your details on to an independent mortgage advisor for advice and we may also be able to carry out a survey for you. For more information please call us.



**ENVIRONMENT AND PLANNING**  
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#### NOTICE OF DECISION - GRANT OF OUTLINE PLANNING PERMISSION

Mr G Thompson  
 c/o Russen And Turner  
 17 High Street  
 King's Lynn  
 Norfolk  
 PE30 1BP

Reference No: 17/01684/O  
 Application  
 Registered: 25 September 2017  
 Parish: King's Lynn

Details: **OUTLINE APPLICATION SOME MATTERS RESERVED: Erection of one dwelling with side parking and garage together with amenity space to the rear at 20 Saddlebow Road King's Lynn Norfolk PE30 5BH**

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 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. The development hereby permitted shall be carried out in accordance with the following approved plans as amended; 21186-PL001 Rev G, 21186-PL002 and 21186-PL003.
6. Prior to the first occupation of the development hereby permitted, the vehicular access shall be provided and thereafter retained at the position shown on the approved plan in accordance with the highway specification (Dwg. No. TRAD1). Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
7. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
8. Prior to the first occupation of the development hereby permitted a 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage. The parallel visibility splay shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.

9. Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
10. The finished floor level of the dwelling hereby approved should be set to a minimum of 1.5 metres above the adjacent ground level, unless otherwise agreed in writing by the Local Planning Authority.
11. Flood Resistant and resilient construction, as laid out in the Flood Risk Assessment by ESP dated November 2017, shall be incorporated up to 1m above the finished floor level and retained thereafter as such.

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. For the avoidance of doubt and in the interests of proper planning.
6. To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
7. In the interests of highway safety.
8. In the interests of highway safety.
9. To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
10. To reduce the risk of flooding to people and property, in the interests of the NPPF.
11. To reduce the risk of flooding to people and property, in the interests of the NPPF.



Executive Director, Environment and Planning  
On behalf of the Council  
3 April 2018

This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of these particulars and the floorplan contained here, which are thought to be materially correct, though their accuracy is not guaranteed and they do not form any part of any contract, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. None of the appliances mentioned in the details have been tested and we cannot therefore guarantee their condition, operability or working order.

Plan made with Metropix ©2014

Please note that Russen & Turner are committed to following the guidelines set out by the EU's Second Money Laundering Directive which was laid out before parliament at the end of November 2003, the regulations apply from 1<sup>st</sup> of March 2004. This involves offences under the Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001) and the Proceeds of Crime Act 2002.