



PRIME RESIDENTIAL DEVELOPMENT SITE

Mell Fell View Road, Penruddock, Penrith, Cumbria, CA11 0QZ

Site with Outline Planning Permission for two detached houses, with frontage to Mell Fell View Road and distant views towards the Lake District Fells. The site extends to 0.273 acres and is located within the Lake District Park [UNESCO World Heritage Site] and enjoys picturesque countryside views.

Available in Two Lots or as a Whole

Lot 1- £125,000; Lot 2 - £125,000





KEY FEATURES

- Rural setting with picturesque countryside views.
- Extremely pleasant and convenient location, just a short distance from Penrith.
- Situated approximately five miles from junction 40 of the M6 motorway and Penrith mainline train station.
- Frontage to Mell Fell View Road, from which the access into the site is to be constructed.
- Outline planning consent for two dwellings, subject to occupancy conditions.
- Mains water and electric available nearby.
- Slightly elevated site above Mell Fell View Road with panoramic views.
- Rare opportunity for an 'exclusive' residential development on the outskirts of this popular village and within the Lake District National Park [newly designated UNESCO World Heritage Site].

LOCATION Mell Fell View Road is located on the south-western outskirts of the village of Penruddock, within the Lake District National Park.

DIRECTIONS

From junction 40 of the M6 motorway head west towards Keswick. At the roundabout continue straight on the A66 for approximately 5 miles, until you reach a right hand turn signposted Penruddock. Take this turning and on entry to the village take the left hand turn onto Mell Fell View Road. Follow this road for approximately 300 meters and the plot is on the right hand side denoted by our sale board.

The sale plan with these particulars indicates the precise location and extent in red.

There is no existing gate in the southerly boundary therefore for the purpose of viewing the land access can be derived from the field gate 200m up the road as denoted by the red X marked on the attached sale plan.



PARTICULARS

The site is shown edged red on the sale plan.

The proposed site as a whole, has the benefit of outline planning permission for two dwellings as well as the associated gardens, parking and access.

The land benefits from a slightly elevated position from Mell Fell View road with particularly fine views in a northerly direction towards the fells from the site.

The northerly and westerly boundary of the site are currently. The successful purchaser[s] will be required to erect and maintain a suitable stockproof fence where indicated by the inward facing T-marks.

Plot 1 - 0.134 acres.

Plot 2 - 0.139 acres.

PLANNING PERMISSION

The site has the benefit of outline Planning Permission under the Lake District National Park Authority Ref No: 7/2017/3108, for the erection of two dwellings with associated gardens and parking and access.

The application was submitted on 18 August 2017 and the Notice of Outline Planning Permission is dated 3 November 2017.

A copy of the Planning Permission is included with these particulars.

Potential buyers attention is drawn to the Conditions, particularly Condition 3, which stipulates that the dwelling houses shall not be occupied otherwise than by a person with a local connection. The definition of a person with 'local connection' and the extent of the area defined as 'Locality' is set out within Condition 3.

The other important Condition is Condition 1 which requires an application for approval of the reserved matters to be made no later than three years from the date of the permission.

The development permitted shall begin not later than two years from the date of approval of the reserved matters.

TENURE

Freehold.

Vacant possession on completion.

SERVICES

The site is not currently connected to mains services however, mains water and electricity are understood to be available nearby. Prospective buyers must make their own enquiries with regard to connections to services.

PLANNING AUTHORITY

Lake District National Park Authority. Tel No: 01539 724555.

LOCAL AUTHORITY

Eden District Council. Tel No: 01768 817817

ACCESS

The properties will be accessed directly from Mell Fell View Road. Should the two sites be sold separately it is likely a single shared entrance will be required over the south-east corner of Plot 1 and therefore a right of access shall be reserved in favour of Plot 2.

VIEWING ARRANGEMENTS

The site may be inspected at any reasonable time, provided a copy of these particulars of sale are in possession. View on foot from the Mell Fell View Road entrance gate marked X on the attached Sale Plan.

IMPORTANT NOTICE

MICHAEL CL HODGSON for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them; no employee of MICHAEL CL HODGSON has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by MICHAEL CL HODGSON, or the Vendors or the Lessors of this property.
- (iii) The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Where any reference is made to planning permissions or potential uses, such information is given by MICHAEL CL HODGSON Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) The property is sold subject to reserve(s).
- (viii) MICHAEL CL HODGSON reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: November 2017



Residential Development Plots at Penruddock



	Access Point
	Plot 1
	Plot 2

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Licence number 100020449

Date: December 2017
Our Ref: HD117
Plan No: 1
For Illustration Purposes
Only

MICHAEL CL HODGSON
Chartered Surveyors, Estate Agents & Auctioneers



Reference No: 7/2017/3108

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF GRANT OF OUTLINE PLANNING PERMISSION

To: Mr Neil Henderson,
H&H Land and Property
Borderway
Montgomery Way
Rosehill Industrial Estate
Carlisle
CA1 2RS

PART 1 - PARTICULARS OF APPLICATION

- | | | |
|---|--|--|
| 1 | Name and address of applicant | The Executors of the late Mrs Elizabeth, Dalton Davidson, c/o Arnison Heelis Solicitors, 1 St Andrews Place, Penrith, CA11 7AW |
| 2 | Date of application | 18 August 2017 |
| 3 | Land to be developed | Land adjacent West View, Penruddock |
| 4 | Development forming the subject of the application | Small scale residential development - outline |

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 OUTLINE PLANNING PERMISSION** for the development referred to in Part 1 hereof **HAS BEEN GRANTED** subject to the following conditions:

- 1 Details of the appearance, landscaping, layout, and scale of development, and the means of access thereto (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission.

The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

REASON: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details:
- Site location plan - Drawing no. 02 received by the Local Planning Authority on 17 August 2017.
 - Planning Statement received by the Local Planning Authority on 17 August 2017.

REASON: For the avoidance of doubt.

- 3 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:

- (1) 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
- (2) 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
- (3) The person has been continuously resident in the locality defined for three years immediately prior to:
 - a) Needing another dwelling resulting from changes to their household, including circumstances such as getting married, divorced, having children, or downsizing.
 - b) Undertaking full-time post-secondary education or skills training and is returning to the locality defined within 12 months of its completion, or
 - c) 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
- (4) The person is a person who –
 - a) Is serving in the regular forces or who has served in the regular forces within five years prior to occupation;

- b) 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 -
 - i. The spouse or civil partner has served in the regular forces; and
 - ii. Their death was attributable (wholly or partly) to that service; or
- c) 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: Bampton, Barton, Greystoke, Hutton, Lowther, Martindale, Matteredale, Patterdale, and those parts of the Parishes of Askham, Dacre, Mungrisdale, Shap Rural, and Thrimby which lie within the administrative area of 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.

- 4 Prior to the first use of the development hereby permitted, at least 10 per cent 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 Local Development Framework.

- 5 The development hereby permitted shall be not occupied until measures for the disposal of foul and surface water have been installed and fully brought into operation in accordance with details which have first been submitted to and approved by the Local Planning Authority.

REASON: To ensure a satisfactory standard of sewage disposal in accordance with the provisions of Lake District National Park Core Strategy (Local Plan Part One) Policy CS26.



Date: 3 November 2017
MURLEY MOSS, KENDAL

Director of Sustainable Development

Notes and informatives

National Planning Policy Framework Statement:

In accordance with paragraph 187 of the National Planning Policy Framework we have worked with the applicant in a positive and proactive manner and sought solutions to problems arising in relation to dealing with this application. We have done so in the following ways:

- by requesting additional information on access arrangements.
- through community engagement with neighbouring properties and the parish council.

NOTICE

IMPORTANT – This permission refers only to that required under the *Town and Country Planning Act 1990* and does not include any consent or approval under any other enactment or under the building regulations.

Appeals to the Secretary of State

If you are aggrieved by the decision of the Authority to refuse your application or to impose conditions on the permission with which you are dissatisfied, you may appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. All appeals are handled on behalf of the Secretary of State by the Planning Inspectorate.

If you want to appeal against this decision then you must do so within 6 months of the date of this notice, or such longer period as the Secretary of State may, at any time, allow. Although the Secretary of State can allow a longer period for giving notice of an appeal, he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Appeals must be made electronically. You can find more information online at www.gov.uk/appeal-planning-decision or using a form which you can get from the Planning Inspectorate Customer Support Team (0303 444 50 00).

Please note only the applicant possesses the right of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Authority based its decision on a direction given by him.

Purchase Notices

If either the Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the National Park Authority. This notice will require the Authority to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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Email: kendal@mclhodgson.co.uk

Also at Grange Tel: 015395 33302