



Building Plot At Endmoor

Endmoor, Kendal, Cumbria, LA8 0HE

Situated in the heart of the popular South Lakeland Village of Endmoor, this elevated building plot measuring 0.12ac, with outline planning permission is the ideal opportunity to build your own home. Excellent access from Woodside Road and Woodside close.

£120,000



Key Features

- **Ideal opportunity to build your own home**
- **Site of 0.12ac/490m²**
- **Popular South Lakeland village with excellent travel links**
- **Outline planning permission in place**
- **Roadside access from two sides**

Directions

Proceeding out of Kendal on the A65 in a Southerly direction until you reach the village of Endmoor. Turn left onto Woodside Road and continue past the row of terraced cottages, which will also be on the left hand side. The building plot is immediately after this row of cottages.

Location

Endmoor is located just to the south of the market town of Kendal, and has excellent links to both the M6 motorway and West Coast mainline train services at Oxenholme.

The historic market town of Kendal, renowned as being the southern gateway to the Lake District, provides an excellent range of shopping, leisure, cultural and educational amenities, including two highly regarded secondary schools. The town has a rich heritage and is a perfect base from which to explore the Lake District, Yorkshire Dales and the beautiful coastline around Morecambe Bay.



IMPORTANT NOTICE: These particulars have been prepared for the guidance of intending purchasers. No guarantee of their accuracy can be given, nor do they form part of a contract. The services and appliances have not been tested. Interested parties should make their own enquiries and investigations prior to a commitment to purchase is made. No responsibility is accepted for any loss or expense incurred in viewing the property in the event of the property being sold, let or withdrawn. Please contact the Agent before travelling to view.

Anti-Money Laundering Regulations: Prospective purchasers will be required to provide photographic identification and a utility bill proving residency to enable us to comply with the Anti-Money Laundering Regulations.

Tenure
Freehold

Services
All mains services are available, none are connected to the site, any purchaser will need to make their own enquiries about connection and costings.

Council Tax
Band 'TBD' South Lakeland District Council - 01539 733333

Viewing
Strictly by appointment through our Kendal Office.
Particulars prepared on: 30/01/2023

SOUTH LAKELAND DISTRICT COUNCIL

PRESTON RICHARD

Reference: **SL/2022/0986**

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS

NOTICE OF GRANT OF OUTLINE PLANNING PERMISSION

To: M & P Design Services
2 Northgate
KENDAL
LA9 6HY

Name and Address of applicant
(if different from above) Mr Ian Shepherd
7 Glenarden Avenue
THORNTON-CLEVELEYS
FY5 3SL

Site of Proposal: **Land behind Malvern, Woodside Road, Endmoor, KENDAL**

Development forming the subject
of the application: **Application for Outline Planning Permission (with all
matters reserved) for a dwelling**

In pursuance of the powers under the above Act and Orders, the South Lakeland District Council as district planning authority **HEREBY PERMIT** the development described in your application and on the plans and drawing attached thereto, received on the **27 October 2022** subject to due compliance with the conditions specified hereunder.

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

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

Condition (2) 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.

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

Condition (3) The development hereby permitted shall take place not later than two years from the date of approval of the last of the reserved matters to be approved.

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

Condition (4) The development hereby permitted shall be carried out in accordance with the following approved plan:

Drawing No. A3.IS.11.22 Location and Site Plans received 10 November 2022.

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

Condition (5) a) The application for the approval of appearance shall be accompanied by a Sustainability Statement. This shall detail how the design has given full consideration to the incorporation of appropriate sustainable construction, energy efficiency and renewable energy measures.

b) The approved measures shall be implemented prior to first occupation and shall be retained and maintained as such thereafter.

Reason: To ensure the development is of a sustainable design.

Condition (6) The development hereby permitted shall not commence until the layout of the parking and turning areas have been submitted to and approved in writing by the Local Planning Authority. The approved parking and turning areas shall be provided prior to first occupation. They shall be retained and maintained for their intended purpose at all times thereafter.

Reason: To ensure adequate parking and turning provision.

Condition (7) The dwelling hereby approved shall be constructed to meet the Building Regulations M4(2) standards for accessible and adaptable homes.

Reason: To ensure that the homes are accessible and adaptable.

Condition (8) a) Prior to first occupation of the development hereby permitted, full details of surface water management and the disposal of sewage shall be submitted to and approved in writing by the Local Planning Authority.

b) The development shall not be occupied until the approved surface water management and the disposal of sewage works have been provided on the site to serve the development.

c) The approved surface water and disposal of sewage works shall be retained as such thereafter.

Reason: To ensure adequate provision is made for the management of surface water and sewage disposal.

Condition (9) a) Prior to first occupation of the development hereby approved, an Environment Net Gain Scheme shall be submitted to and approved in writing by the Local Planning Authority.

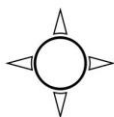
b) The approved Environment Net Gain Scheme shall be implemented in accordance with the timetable contained therein.

Reason: In the interests of enhancing the natural environment.

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. 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.



Building Plot at Endmoor



H&H
Land & Estates

36 Finkle Street,
Kendal.
Cumbria.
LA9 4AB
01539 721375
hhlandestates.co.uk

Date: Jan 2023
Our Ref:
Plan No: 01
For illustration
purposes only

Crown Copyright: 2022
All rights reserved
Licence number:
100020449