



Wootton Road | Gaywood | King's Lynn

2 x Plot RESIDENTIAL DEVELOPMENT SITE

Created from mature garden land

with

OUTLINE PLANNING PERMISSION

Indicative Layout for 2 x detached houses

Plots to be accessed via a new private driveway from Wootton Road.

SITE AREA: approx. 1,107 sq.m. / 0.27 acres (stms) plus driveway.

EACH PLOT APPROX. WIDTH 50 ft/15.24m x DEPTH 130 ft/39.6m

Purchase Price:

Offers in Excess of £250,000

Folio: W/621ts

2 PLOT RESIDENTIAL DEVELOPMENT SITE

With the benefit of

OUTLINE PLANNING PERMISSION granted 3rd April 2023

For: 2 x NEW PRIVATE DETACHED DWELLINGS

- Created from mature garden land at the rear of a substantial property – good, level site.
- Outline Planning Permission Ref: 22/01886/O
- 2 x Detached Dwellings with South Facing Rear Gardens
- SITE AREA: c.1,107sq.m. / 0.27 acres (stms) plus Driveway , giving total area of c. 0.3 acre.
- Most convenient location within walking distance of all Gaywood amenities - surgery, shops, primary & secondary schools.
- RARE OPPURTUNITY TO DEVELOP 2 X NEW PRIVATE DWELLINGS IN THIS LOCATION
- **or:** A SINGLE, LARGER DWELLING - TWO STOREY OR SINGLE STOREY (STP)
- DEMOLITION: THE Purchaser will be required to demolish the existing double garage on site and clear, and demolish the former surgery building and clear. (*Pre-demolition survey for deleterious materials available for inspection*)
- Fencing: the Buyer to be responsible for fencing off the new driveway and rear boundary to the house – 1.8m concrete post and feather edge vertical boarded within 3 months of purchase.
- SERVICES: Mains water in the highway. Mains electricity and drainage are understood to be available to the site. Applicants must make their own enquiries prior to a commitment to purchase. (3 phase electricity to the old surgery).
- CIL: Any obligations for CIL payments are the responsibility of the purchaser.



Ownership & Title This site is currently owned by two separate parties. One part of the site is not currently Registered Title at the Land Registry although the Vendor advises first registration application currently in. The site is offered on the basis of the Buyer purchasing and then dealing with amalgamation of the site with one new Title and the registration thereof at the Land Registry.

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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**King's Lynn &
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NOTICE OF DECISION - GRANT OF OUTLINE PLANNING PERMISSION

Reference No: 22/01886/O

Application
Registered: 24 October 2022

Parish: King's Lynn

Details: **Outline Application: 2No New Dwellings at 58 Wootton Road Gaywood King's Lynn Norfolk PE30 4EX**

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 existing trees or hedges within boundaries of the application site shall be felled, uprooted, willfully damaged or destroyed, cut back in any way or removed without the prior written approval of the Local Planning Authority. Any trees or hedges removed without such approval or that die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees or hedge plants of a similar size and species in the next available planting season, unless the Local Planning Authority gives written approval to any variation.

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. In the interests of the amenities of the locality in accordance with the principles of the NPPF.



Executive Director, Environment and Planning
On behalf of the Council
3 April 2023

1. The proposed development will include the demolition of the existing building which could contain asbestos materials. The Control of Asbestos Regulations 2012 (CAR 2012) require that suitable and sufficient assessment is carried out as to whether asbestos is or is liable to be present before demolition or other work is carried out. CAR 2012 requires that a suitable written plan of work must be prepared before any work is carried out and the work must be carried out in accordance with that plan. If asbestos is not managed appropriately then the site may require a detailed site investigation and could become contaminated land as defined in Part 2A of the Environmental Protection Act 1990
2. Under the Environmental Protection Act 1990, the Local Authority has a duty to investigate complaints of nuisance and should a complaint be received, irrespective of planning consent, the Local Authority may (on determination of a Statutory Nuisance) serve a legal notice requiring any said nuisance to be abated and failure to comply may result in prosecution. Further advice may be sought from the Community Safety and Neighbourhood Nuisance Team on this matter where necessary.

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:

<https://www.gov.uk/government/publications/waste-duty-of-care-code-of-practice>
<https://www.gov.uk/government/collections/waste-exemptions-treating-waste>

In addition, further information is available on <https://www.ccscheme.org.uk/>

The case officer who dealt with this application was Lucy Smith, telephone number 01553 616261.