



Land Daltongate

Ulverston, LA12 7BE

Located close to the Town Centre, this prime site with residential planning permission (Reference SL/2013/0989) is available for development of six detached properties. The site extends to approximately 1.07 acres and is offered Freehold with vacant possession. All enquiries should be directed to the Sole Agents, Corrie and Co Ulverston. Please note that all viewings must be scheduled in advance and will be accompanied.

Offers In The Region Of £725,000

Land Daltongate

Ulverston, LA12 7BE



- Development Site
- Site Extends to Approx 1.07 Acres
- Planning Ref SL/2013/0989
- Excellent Opportunity
- Six Detached Freehold Properties



[Directions](#)



Name and Address of applicant
(if different from above)

Site of Proposal: **KIRKLANDS, DALTONGATE, ULVERSTON**

Development forming the subject of the application: **MINOR MATERIAL AMENDMENT TO VARY CONDITION NO. 2 (THE APPROVED PLANS) ATTACHED TO PLANNING PERMISSION SL2013/0595**

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 drawings attached thereto, received on the 15 October 2013 subject to due compliance with the conditions specified hereunder.

Condition (1) The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition (2) The development hereby permitted shall be carried out in accordance with the following approved plans: NPK A4C/10/13, ASC/10/13, A6C/10/13, A7C/10/13, A16/09/13, A20/09/13, 3/05/13, 4/05/13, 1/05/13, and revised layout 4a. Deposited with the Local Planning Authority on 16 October 2013.

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

Condition (3) The roofs shall be covered with slates being blue/grey in colour and of similar or the same texture to those mined within the County of Cumbria, a sample of which shall

Reason: To ensure the development is of a high quality design in accordance with Policy CS8.10 of the adopted South Lakeland Core Strategy and saved Policy S2 of the South Lakeland Local Plan.

Condition (5) No construction works shall take place until the access to the site has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety

Condition (6) No site clearance, preparatory work or development shall take place until a scheme for the protection of retained trees (the Tree Protection Plan) and the appropriate working methods (the Arboricultural Method Statement) in accordance with the requirements of section 5.5 and sections 6.1, 6.2 and 6.3 of BS5837:2012 Trees in relation to Design, Demolition and Construction – Recommendations has been agreed in writing by the Local Planning Authority. These measures shall be carried out as described and approved.

Reason: To ensure the protection and retention of important landscape features in accordance with Policy CS8.1 of the adopted South Lakeland Core Strategy.

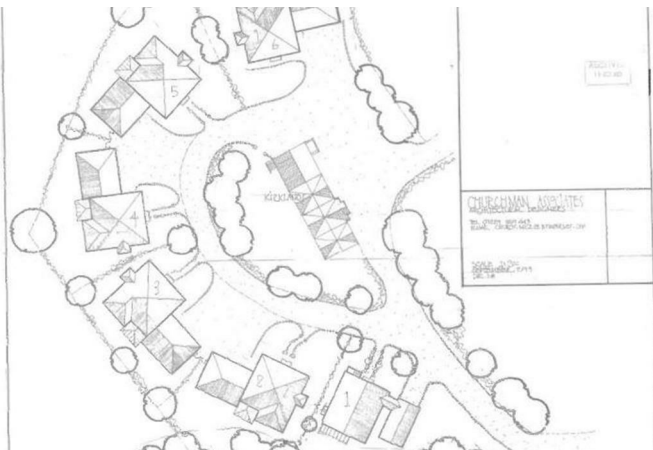
Condition (7) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and those works shall be carried out as approved. The details shall include:-

- proposed finished levels or contours;
- means of enclosure;
- car parking layouts;
- other vehicle and pedestrian access and circulation areas;
- hard surfacing materials;

David Syth

Lowther Street
Kendal
4 December 2013

Director (People and Places)



Floor Plan

Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Standard	Current	Standard
103 kWh/m ² A		103 g/m ² A	
81-102 kWh/m ² B		81-102 g/m ² B	
61-80 kWh/m ² C		61-80 g/m ² C	
41-60 kWh/m ² D		41-60 g/m ² D	
21-40 kWh/m ² E		21-40 g/m ² E	
11-20 kWh/m ² F		11-20 g/m ² F	
1-10 kWh/m ² G		1-10 g/m ² G	

EU Directive 2002/91/EC

England & Wales