SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.u
www.sholland.gov.uk

Town and Country Planning Act 1990

Planning Permission

Reference: H20-1060-13 **Received:** 10th December 2013 **Type:** S73A CONTINUATION

Name: Mr J A North
Northfields
Old Fendyke
Sutton St James
Spalding
Lincs
PE12 0HE

Agent: Acorus
The Old Market Office
10 Risbygate Street
Bury St Edmunds
Suffolk
IP33 3AA

Description: Proposed bungalow with garage including vehicular access (removal of Condition 2 of H20-0204-85 relating to agricultural habitation clause)

Location : Northfields Old Fendyke
Sutton St James Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED to retain buildings/continue use of land in accordance with the application submitted, subject to any condition(s) below:

1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site location plan received 9 December 2013;
Supporting Statement/Report and Appendices prepared by Acorus Rural Property Services Ltd (dated November 2013) received 9 December 2013.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise and subsequently determining to grant planning permission in as timely a manner as possible in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx.

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Paul Jackson
Planning Manager
4th February 2014

H20-1060-13

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.

DIRECTIONS

From Peterborough head North on the A16, after approximately 7 miles turn right onto the B1166, keep left onto the B1168 then after approximately 4 miles turn right to stay on the B1168 after half a mile turn right onto Joys Bank continue onto Old Fen Dike and Northfields will be on the right hand side.

Viewing

Viewing will be strictly by appointment with Acorus Rural Property Services Ltd.

Contact

Acorus Rural Property Services
Tel: 0845 601 1047

IMPORTANT NOTICE Acorus Rural Property Services Ltd for themselves and for the Landlord of this property whose agents they are, give notice that:- 1. The particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in employment of Acorus Rural Property Services Ltd has any authority to make or give any representation of warranty whatever in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of Acorus Rural Property Services Ltd, nor to any contract on behalf of the vendors. 4. No responsibility can be accepted for any expenses incurred by an intending tenant in inspecting any property which has been let or withdrawn. 5. The property is sold subject to and with the benefit of rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements, quasi easements, covenants and restrictive covenants whether referred to in these particulars or not. **PROPERTY MISDESCRIPTIONS ACT** 1. All measurements are approximate. 2. While we endeavour to make our sale particulars accurate and reliable, if there is any point which is of particular importance to you please contact Acorus Rural Property Services Ltd who will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. 3. Acorus Rural Property Services Ltd has not undertaken any tests of the services or appliances present at the property beyond statutory obligations and prospective tenants should carry out their own investigations in this regard. 4. All plans and photographs within these particulars are provided for a general guide and identification purposes only. Any items of plant, machinery fixtures and fittings shown may not necessarily be included in the sale.

ABOUT ACORUS

Acorus Rural Property Services operate nationally from four regional offices in Bury St Edmunds, Exeter, Northallerton and Wolverhampton. Our Professionally qualified staff include Chartered Surveyors, Building Consultants, Town Planners and Valuers. We are able to advise you on a range of property matters with flexible fee arrangements.

We specialise in:-

- Property Sales
- Planning Applications
- Appeals
- Building Design
- Building Regulation Approval
- Local Plan Representation
- Diversification and Grants

For all types of rural property

So if you are thinking about new build, conversions or just want advice on how to maximise the value of your property assets contact Acorus Rural Property Services

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THE RURAL PROPERTY SPECIALISTS

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THE RURAL PROPERTY SPECIALISTS

NORTHFIELDS
OLD FENDYKE
SUTTON ST JAMES
SPALDING
LINCOLNSHIRE, PE12 OHE

A detached 3 bedroom bungalow built in the late 1980s and set in a rural position with garden to all sides, an integral garage and driveway.

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY RESTRICTION
(Please refer to this section in the details for further information)

FOR SALE BY PRIVATE TREATY
FREEHOLD
VACANT POSSESSION ON COMPLETION

GUIDE PRICE: £149,500
Rental will be considered
Ref: C298

These particulars give only a general outline and your attention is drawn to the important notice printed within them.

THE PROPERTY, ACCOMMODATION AND SERVICES

INTRODUCTION
This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

SITUATION/LOCATION
The property is located within a rural location surrounded by farmland and nearby other properties.

DESCRIPTION
A detached 3 bedroom single storey house built in 1985 set in a rural position with garden, garage and driveway.

ACCOMMODATION
The accommodation comprises :

HALLWAY

KITCHEN
3.3 m x 3.3m (11ft x 11ft)
With range of wall and base units.
Electric oven hob.

LOUNGE
6.8m x 3.6m (22ft x 12ft)
Brick open fireplace

FAMILY ROOM/DINING ROOM
3m x 4m + 3.5m x 4m (10ft x 13ft +11ft x 13ft)
Internal archway and patio doors to rear

UTILITY
Oil fired central heating boiler
Plumbing for washer and drier
Door to garage
W/C

LEAN-TO SUN ROOM/CONSERVATORY
Tiled floor

BEDROOM 1
3.7m x 3.6m (12.1ft x 11.8ft)

BEDROOM 2
3m x 2.6m (9.8ft x 8.5ft)
Built in fully mirrored wardrobe

BEDROOM 3
2.6m x 2.6m (8.5ft x 8.5ft)

AIRING CUPBOARD

BATHROOM
Bath, basin, shower, w/c, fully tiled.

OUTSIDE
Garden to all sides laid mainly to grass and mature shrubs. The property is bordered by leylandii trees. There is also a driveway and direct access onto the public highway.

AGRICULTURAL OCCUPANCY CONDITION STATES
The wording of the condition states :- 'The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in section 290 (1) of the Town and Country Planning Act 1971, or a dependent of such a person residing with him, or a widow or widower of such a person.

SERVICES
The property is provided with mains water and electric, and benefits from oil fired central heating. Drainage is via septic tank.

LOCAL AUTHORITY
South Holland District Council.

