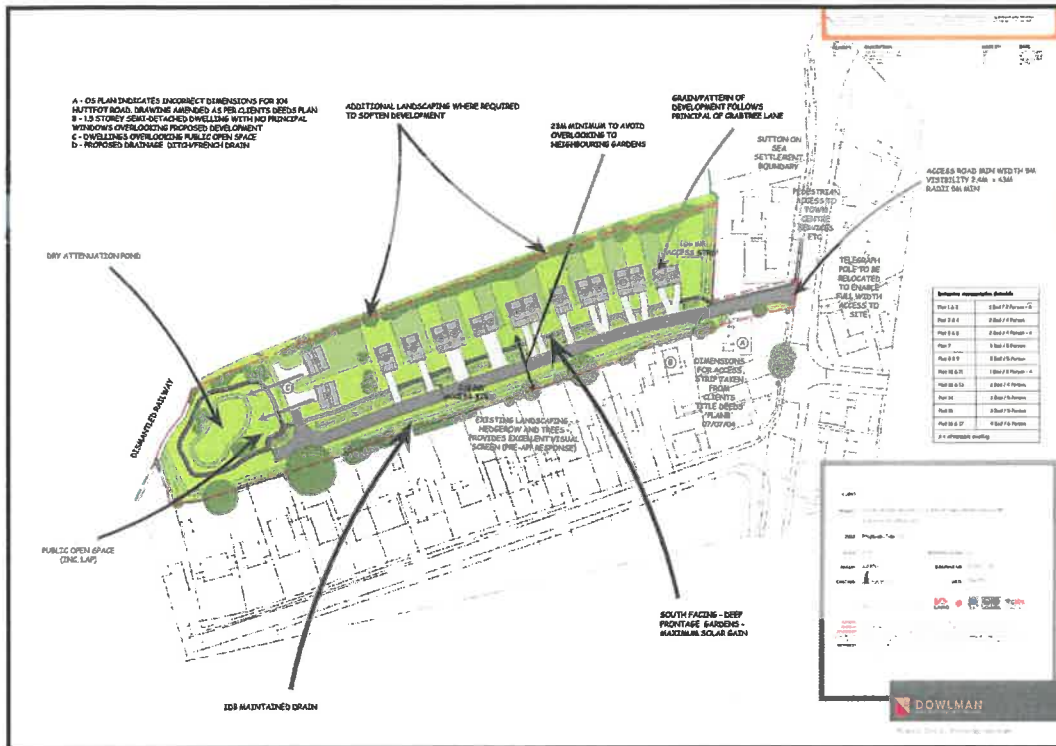


RESIDENTIAL DEVELOPMENT SITE, OFF HUTTOFT ROAD, SUTTON ON SEA, LINCS, LN12 2RS



- SITE AREA APPROX 2.48 acres (1 ha) subject to survey
- OUTLINE CONSENT FOR 17 DWELLINGS (6 subject to Affordable Housing)
- FREEHOLD – VACANT POSSESSION

£500,000 Subject to Contract

LINCOLNSHIRE'S LEADING ESTATE AGENCY GROUP

TURNER
EVANS
STEVENS
LIMITED
Estate Agents
Valuers
Auctioneers
Surveyors

GRIMSBY
21 St Mary's Gate DN31 1JJ
T 01472 362020 F 362040

LINCOLN
12 Newland LN1 1XD
T 01522 511665 F 511830

LOUTH
6 Cornmarket LN11 9PY
T 01507 601633 F 603917
Also
1 Queen Street LN11 9AU
T 01507 602264 F 600036

MABLETHORPE
16b Victoria Road LN12 2AQ
T 01507 473476 F 479852

SKEGNESS
32 Roman Bank PE25 2SL
T 01754 766061 F 610382

SPILSBY
34 High Street PE23 5JH
T 01790 752151 F 754537

SUTTON ON SEA
2 Evergreen Walk
High Street LN12 2SW
T 01507 441166 F 443481

WOODHALL SPA
10 The Broadway LN10 6ST
T 01526 354111 F 354222

www.tes-property.co.uk

Registered in England 03710262

LOCATION

The popular coastal town of Sutton-on-Sea, lies approx. 14 miles north of Skegness, 3 miles south of Mablethorpe and within short motoring distance of the Market Towns of the Lincolnshire Wolds.

Within the town are traditional amenities including large convenience stores, doctors surgery, primary school, retail outlets on the High Street, hotels, Sandilands Golf Course and a coastal bus service linking Mablethorpe to Skegness.

An outstanding feature of the town is the beach and foreshore with residents and holidaymakers alike.

The subject land lies to the south of the town centre off the A52, just north of the junction with Crabtree Lane and nearly opposite Sea Lane leading to the desirable Sandilands residential area.

DESCRIPTION

Lane to its south boundary, the former railway line to the west and agricultural land to the north.

Devoid of any buildings, it is a level site.

PLANNING

Outline Planning Consent has been obtained (dated 27th October 2017) for the erection of 17 dwellings (with means of access and layout to be considered), and subject to conditions. A copy of the consent is attached.

A Section 106 planning agreement for the provision of affordable housing (6 units) has been entered into.

SERVICES

Interested parties are to make their own enquiries as the siting, provision and availability of mains services.

VAT

No VAT is payable on the purchase price on this sale.

VIEWING

Strictly by arrangement with the selling agents, Turner Evans Stevens, 32 Roman Bank, Skegness, Lincs, PE25 2SL – 01754 766061.

MEASUREMENTS are approximate with the metric conversation shown in brackets, taken wall to wall unless otherwise indicated.

INTERNET All our properties are advertised on our website at www.tes-property.co.uk and www.rightmove.co.uk. We can also be contacted by e-mail, see our website, but for a more personal service, please call in our telephone our offices.

DISCLAIMER Notice is hereby given that these particulars are set out for the guidance of proposed purchasers, and although due care is taken in their preparation and they are believed to be correct, proposed purchasers must not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. These particulars are issued on the understanding that all negotiations are carried out through the agents Turner Evans Stevens but they do not constitute an offer or contract. Any price quoted in these particulars is subject to contract. No person employed by Turner Evans Stevens Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

Town and Country Planning Act 1990

OUTLINE PLANNING PERMISSION

Agent/Applicant's Name & Address	Applicant's Name & Address
Mr, N, Dowlman, Neil Dowlman Architecture, 14 Main Ridge West, BOSTON, Lincolnshire. PE21 6QQ	Mr. R. Toombes, 54 St Andrews Drive, SKEGNESS, Lincolnshire. PE25 1DJ

Part I - Particulars of Application

Date received 23/03/2017	Application Number N/110/00529/17
-----------------------------	--------------------------------------

Particulars and location of the development

PROPOSAL: Outline erection of 17no. dwellings (with means of access and layout to be considered).
LOCATION: LAND ADJACENT TO CRABTREE LANE, OFF HUTTOFT ROAD, SUTTON ON SEA, LN12 2RS

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the East Lindsey District Council grants outline permission for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:
 - the scale and appearance of building(s), including a schedule of external materials to be used;
 - the landscaping of the site;

Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed scale, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the development. This condition is imposed in accordance with Policy H12 of the East Lindsey Local Plan Alteration 1999.

3. The development hereby permitted shall be carried out in accordance with the following approved plans;

Site Location Plan	Received by the LPA on 22/03/2017.
A/3047-02	Received by the LPA on 23/03/2017.
A/3047-03	Received by the LPA on 23/03/2017.

Reason: In order to ensure the approved plans are clearly identified in the interests of clarity and local amenity.

4. Before each dwelling is first occupied, the access and parking space for that dwelling must be completed in accordance with the approved plan drawing number A/3047-02 received by the Local Planning Authority on the 23/03/2017 and retained for that use thereafter.

Reason: To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety and to accord with Policy TR3 of the East Lindsey Local Plan 1999 and paragraphs 32 and 35 of the National Planning Policy Framework.

5. No development shall be commenced until full details of the proposed means of foul and surface water disposal to separate systems have been submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented in full before there are any flows into the receiving systems.

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding. This condition is imposed in accordance with Policy ENV3 of the East Lindsey Local Plan Alteration 1999.

6. The development hereby permitted shall be carried out in accordance with the details set out in the submitted Flood Risk Assessment dated June 2016, in particular there shall be no habitable accommodation at ground floor level and flood resilience and resistance measures should be built in, and furthermore in accordance with the evacuation plan forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the risk and impact of flooding to the development and future users. This condition is imposed in accordance with paragraph 102 of the National Planning Policy Framework 2012.

7. No development shall be commenced until full engineering, surface water drainage, street lighting and constructional details of the roads and footways have been submitted to and approved in writing by the Local Planning Authority. The details must demonstrate that the roads will be constructed to a specification to enable them to be adopted as Highways Maintainable at the Public Expense, less the carriageway and footway surface courses. If the roads and footways, and associated surface water drainage measures are not adopted, then details of how these will be constructed, managed and

maintained in perpetuity must be submitted to and agreed in writing by the Local Planning Authority prior to their construction. The development must be carried out in accordance with the agreed details and the carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling (or other development as specified).

Reason: To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety and to accord with Policies TR3 and A4 of the East Lindsey Local Plan Alteration 1999 and paragraphs 7, 58, 32 and 35 of the National Planning Policy Framework.

8. No development shall be commenced until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases and the standards that estate streets serving each phase of the development will be completed.

Reason: To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential/highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway, in accordance with Policy TR3 of the East Lindsey Local Plan Alteration 1999 and paragraph 32 of the National Planning Policy Framework.

9. No development shall be commenced, a management and maintenance plan for the public areas shall be agreed in writing by the Local Planning Authority. Before any dwelling is first occupied the management plan shall be put in place and shall continue in perpetuity.

Reason: To ensure that all public areas are properly managed and maintained in the interests of providing a high level of amenity and protecting the character of the area. This condition is imposed in accordance with Policies A4 and A5 of the East Lindsey Local Plan Alteration 1999 and paragraphs 17 and 58 of the National Planning Policy Framework.

10. No works in connection with the development must commence on site until a construction traffic management plan has been submitted to and agreed in writing by the Local Planning Authority and all relevant agreed measures have been put in place. Such measures must include details of where construction traffic will park and manoeuvre within the site, how the pavements and verges will be protected to stop any parking or storage of materials on them, and what facilities will be put in place to ensure that vehicles are cleaned and free of mud when they exit the site onto the public highway. The measures must be continued for the duration of the development, or in accordance with a different timescale that has first been agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting the amenity and safety of users of Grange Lane and Chapel Lane and protecting the pavements and verges of those roads. This condition is imposed in accordance with Policies TR3 and

A4 of the East Lindsey Local Plan Alteration 1999 and paragraphs 17, 32 and 58 of the National Planning Policy Framework.

11. The development hereby approved must be carried out in accordance with the recommendations set out in section 5 of the Ecology and Protected Species Survey carried out by Scarborough Nixon and dated September 2016, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate provision is made for the protection of wildlife within the site. This condition is imposed in accordance with paragraph 118 of the National Planning Policy Framework.

POSITIVE AND PROACTIVE STATEMENT:-

This planning application was acceptable as submitted and complies with the Development Plan Policies and the National Planning Policy Framework. As such no negotiations were necessary in this case.

NOTES TO APPLICANT:

1. The following information should be included with the application for reserved matters:
 - a) details of existing and proposed site levels and finished floor levels of each dwelling;
 - b) details of street furniture and hard and soft landscaping across the site;
 - c) details of all boundary treatments.
2. For the avoidance of doubt: the submitted plan A/3047-04 received by the Local Planning Authority on the 23/03/2017 is indicative only and is not one of the plans approved by this decision.
3. Prior to the submission of details for any access works within the public highway you must contact the Head of Highways - East on 01522 782070 for application, specification and construction information.
4. You are advised to contact Lincolnshire County Council as the local highway authority for approval of the road construction specification and programme before carrying out any works on site.
5. The surface water drainage strategy should be based on sustainable drainage principles (SuDs) and should include an assessment of the hydrological and hydrogeological context of the development.
6. This planning permission is subject to an Agreement under Section 106 of the Town & Country Planning Act 1990 dated 26th October 2017 and can only be implemented as a consequence of meeting the provisions of that Agreement.

Dated: 27/10/2017

Signed:



Mr. Chris Panton
Service Manager – Development Control

Tel. No. 01507 601111

EAST LINDSEY DISTRICT COUNCIL, TEDDER HALL, MANBY PARK, LOUTH, LINCS, LN11
8UP.

