

4/14/2063/OF1

Land adjacent to Beck Brow, Wilton, Cumbria
VARIATION OF S106 TO REMOVE OCCUPANCY RESTRICTION

The above application site has an Extant approval for the erection of a single dwelling and this was inspected by Copeland Building Control under reference 4/15/0305 in 2016.

The application site is subject to a S106 Occupancy Condition dated 19 September 2014 and relates to

- i) “resident within the parishes of Wilton and Haile, Ponsonby, Lowside Quarter, Egremont, Beckermest with Thornhill, Cleator Moor for not less than five years
- ii) “Strong connections with the locality through previous residency or a close family association”

The application has been marketed for sale with Mitchells Land Agency for a Sales price of £120,000 for a period in excess of six months. Whilst there has been some interest in the site, no persons have been able to satisfy the occupancy condition attached to the planning consent via a S106 consent.

Attached below is an extract from Rightmove marketing report generated automatically confirming the number of views online of the advertised site. This indicates that although there have been viewings, this is significantly below the average expected. This has not moved forward to offers being made for the plot which is solely due to the Occupancy Restriction placed upon the site.




Marketing report

Building Plot, Wilton, Cumbria, CA22 2PJ

£120,000

 Listed: Apr 4, 2023

 Views (last 120 days): 435



 [View property](#)

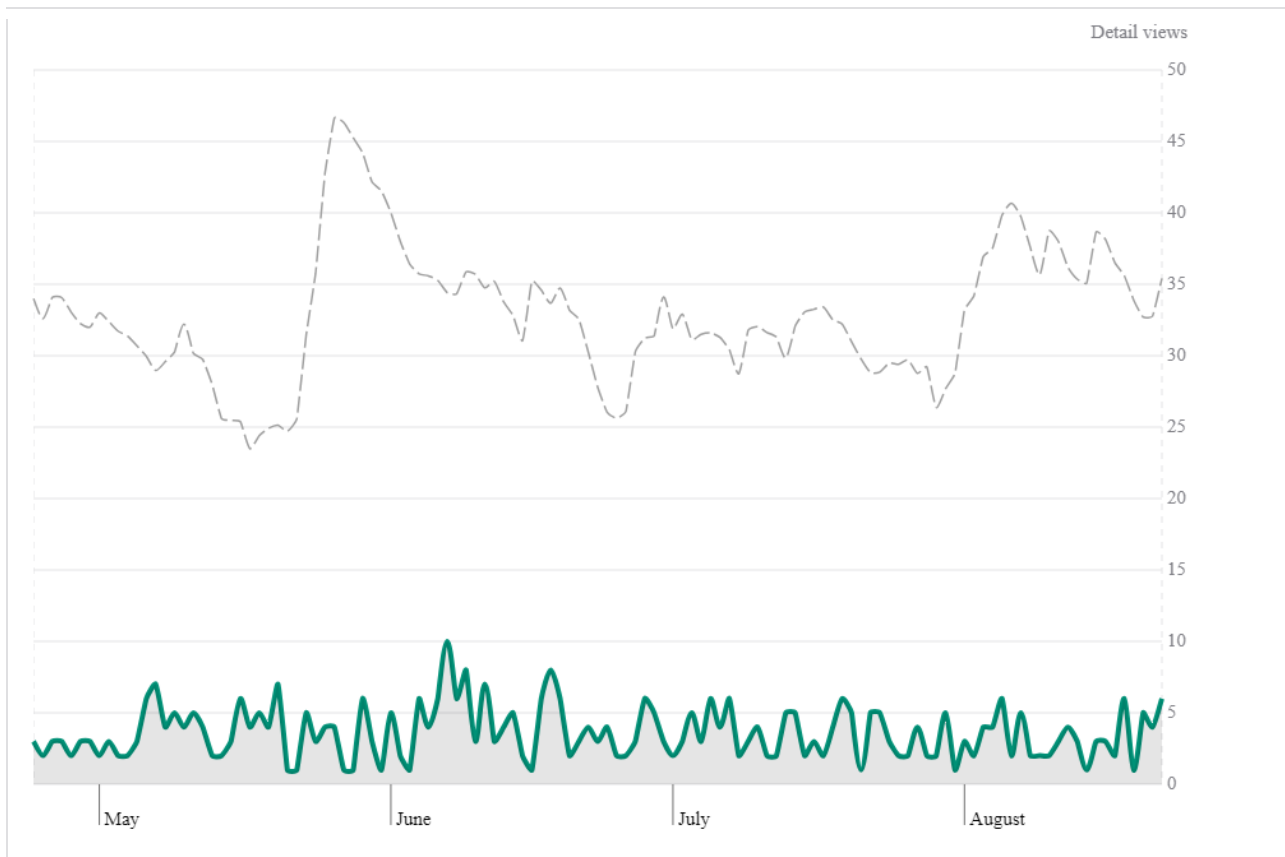
Report created August 22, 2023

Showing Apr 24, 2023 to Aug 22, 2023

 Property views

 Featured

 Branch average



Given the lack of uptake on this site and no firm offers being made over the past six months we are now applying to remove the occupancy restriction from the consented scheme.

The Occupancy restriction whilst valid and appropriate at the time of the consent no longer fulfils the needs / demands or aspirations of the Local Plan. By removing of this condition we believe the site can then truly be marketed as a self build / custom build site, be added to the local register and therefore offer another residential unit in the locality.

It must also be considered whether the site has been marketed at the correct level to ensure appropriate levels of interest and it will be with the LPA to determine this. Recent plots for sale in Gosforth (Cumberland area) have exceed £150k and similar sites at Moor Row have reached in excess of £120k per plot. Currently marketed in Sandwith are three plots with a gross cost of £390k (£130k per plot) as such the value of the site as marketed is correct. Indeed no offers have been made below the asking price therefore confirming the local occupancy restriction is the factor in offers being made.

We therefore request that the S106 is now removed from this planning consent to release the site as an unfettered plot as self build site.

September 2023