

Dapple Heath

Nr Abbots Bromley, Rugeley, WS15 3PH

John 
German





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Offers in excess of £550,000

A range of barns for conversion with planning for 5 dwellings in a courtyard setting of approximately 750 square metres (about 8000 sq. ft) gross internal floor area.

Beautiful country location on a rural estate near a popular village with local amenities, a first school and within easy reach of Uttoxeter, Derby, Burton upon Trent, Lichfield and Stafford.



Planning consent has been granted for the conversion of the former Blithfield Education centre and courtyard buildings to form five dwellings, with each unit as follows:

Unit 1 – 5 bedrooms - about 220 square metres (2368 sq. ft)

Unit 2 – 4 bedrooms - about 182 square metres (1959 sq. ft)

Unit 3 – 3 bedrooms - about 118 square metres (1270 sq. ft)

Unit 4 – 3 bedrooms - about 97 square metres (1044 sq. ft)

Unit 5 – 4 bedrooms – about 133 square metres (1431 sq. ft)

The property enjoys a beautiful rural position set in an enclosed courtyard with a wooded and protected landscape area lying on two sides with Blithfield reservoir situated beyond.

There are three gated entrances to the site, off the private road, which may enable separate drives for units 1 and 2 from the courtyard entrance if required.

The property is approached over a long private road leading off Newton Hurst Lane which joins the B5014 Abbots Bromley to Uttoxeter road.

Planning

Planning permission was granted in October 2018 under reference P/2017/01296 by East Staffordshire Borough Council, subject to Conditions and a section 106 Agreement requiring a contribution of £230 per dwelling (indexed linked) towards the Cannock Chase Special Area of Conservation. A copy of the relevant documents and further information is available at <http://www.eaststaffsbc.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx> quoting the above reference.

Please note the Seller is submitting an application to renew the consent in view of condition 1 which states "The development hereby permitted shall be begun before the expiration of three years from the date of this permission " being 8th October 2021.

General

Tenure: Freehold. There will be a right of way granted over the private road with a maintenance contribution required per dwelling on completion of the development. (Purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains electricity, water and private drainage are understood to be connected to the former Education building. Purchasers should make their own enquiries as necessary concerning the suitability and availability of services to serve the development.

Useful Websites: www.gov.uk/government/organisations/environment-agency; www.eaststaffsbc.gov.uk/planning

Our Ref: JGA/05072021

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band N/A









- Notes
1. This drawing is to be read in conjunction with all other aspects and engineer drawings and specifications.
 2. All dimensions and elevations to be fully verified on site.
 3. Do not scale off the drawing.
 4. All dimensions in \square metres, \square in millimetres.

Health & safety information

1 = Landfill, 2 = Construction Risk

ID	Date	Description

Project	150-150 Councils Center Redevelopment
Project Number	150
Client	South Staffordshire Water
Drawing Title	Proposed Site Plan
Date	02_06_2017
Scale	1:100 @ A1
Drawing Number	150_150_01_01_A

the GENERAL ARCHITECTURE COMPANY Ltd.
 3 Lakeridge Road, Rugeley, Staffs, ST9 2BA, UK. 01827 20175
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Proposed Site Plan

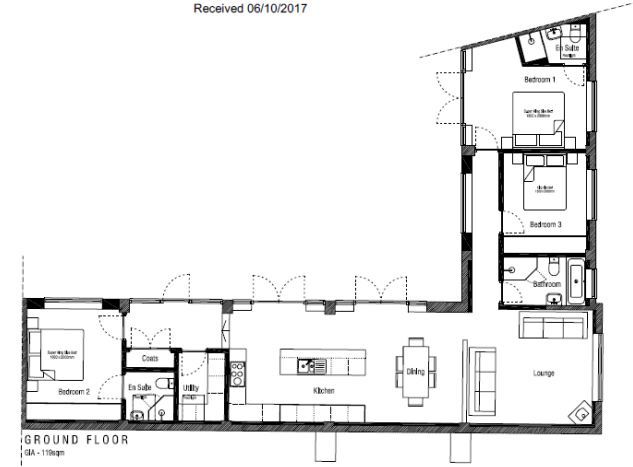


Unit 2 Plans
4 Bedrooms

project	Bilthfield Education Centre Redevelopment
client	South Staffordshire Water
drawing title	Unit 2 Plans

the GENERAL ARCHITECTURE COMPANY Ltd.	
5 Laburnum Road, Beornville, Birmingham B30 2BA tel: 07815 150794 e: info@thegeneralarchitecturecompany.com w: www.thegeneralarchitecturecompany.com	

revision	A	
date	02_06_2017	scale 1:100 @ A3
drawing number	159_AR_030_121	

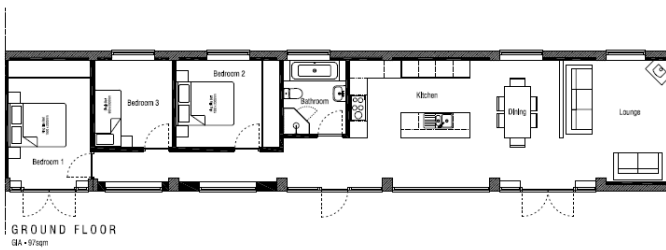


Unit 3 Plan
3 Bedrooms

project	Bilthfield Education Centre Redevelopment
client	South Staffordshire Water
drawing title	Unit 3 Plan

the GENERAL ARCHITECTURE COMPANY Ltd.	
5 Laburnum Road, Beornville, Birmingham B30 2BA tel: 07815 150794 e: info@thegeneralarchitecturecompany.com w: www.thegeneralarchitecturecompany.com	

revision	B	
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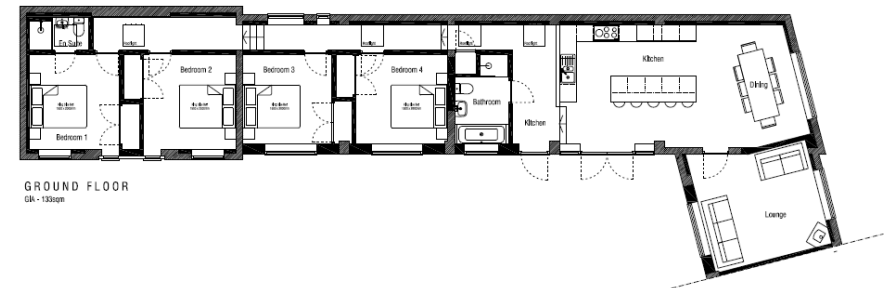


Unit 4 Plan
3 Bedrooms

project	Bilthfield Education Centre Redevelopment
client	South Staffordshire Water
drawing title	Unit 4 Plan

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5 Laburnum Road, Beornville, Birmingham B30 2BA tel: 07815 150794 e: info@thegeneralarchitecturecompany.com w: www.thegeneralarchitecturecompany.com	

revision	0	
date	02_06_2017	scale 1:100 @ A3
drawing number	159_AR_030_141	



Unit 5 Plan
4 Bedrooms

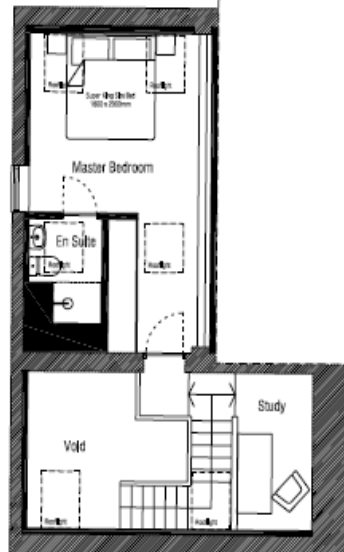
project	Bilthfield Education Centre Redevelopment
client	South Staffordshire Water
drawing title	Unit 5 Plan

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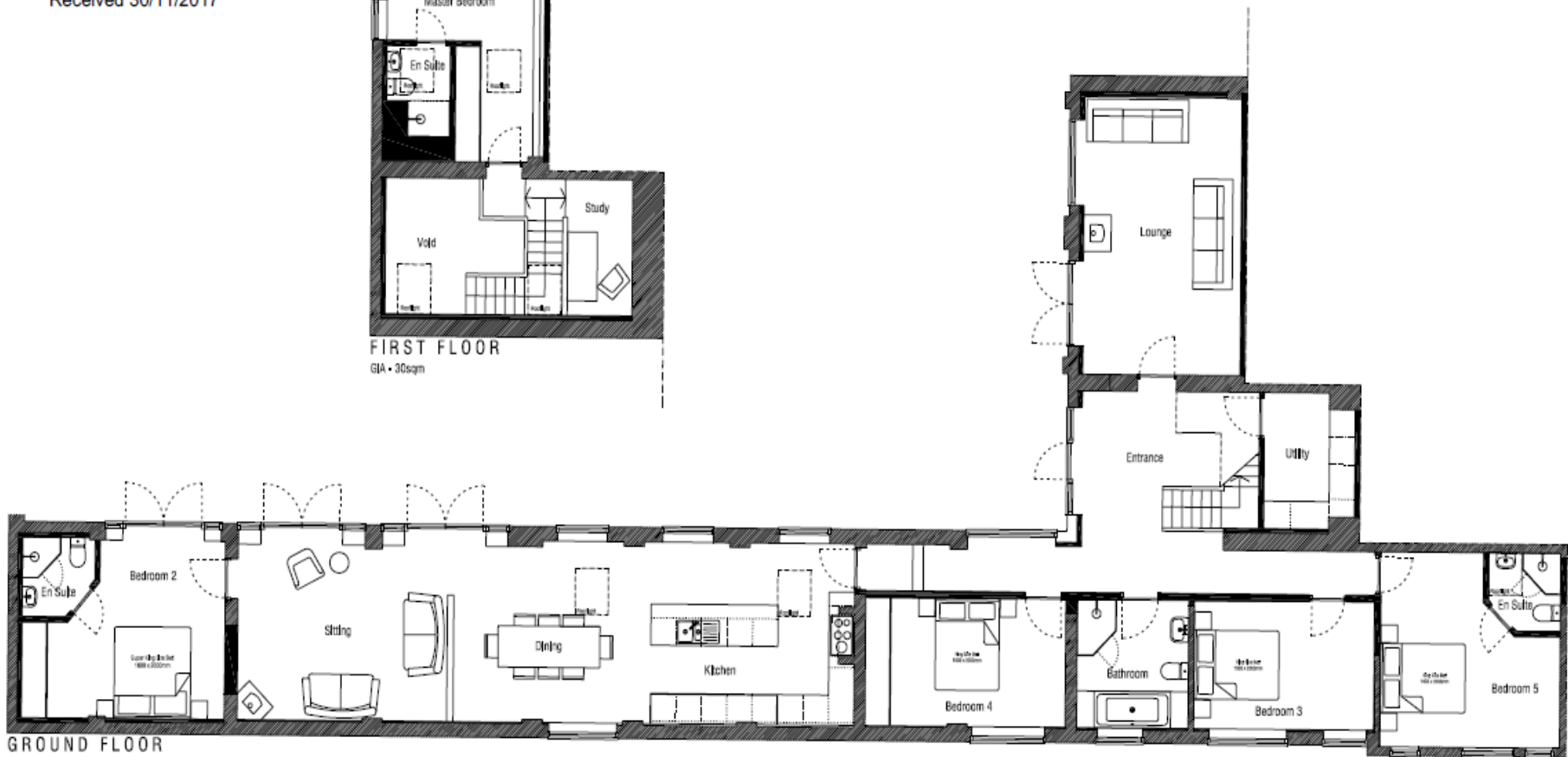
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date	02_06_2017	scale 1:100 @ A3
drawing number	159_AR_030_151	



P/2017/01296
 Received 30/11/2017



FIRST FLOOR
 GIA • 36sqm



GROUND FLOOR
 GIA • 190sqm

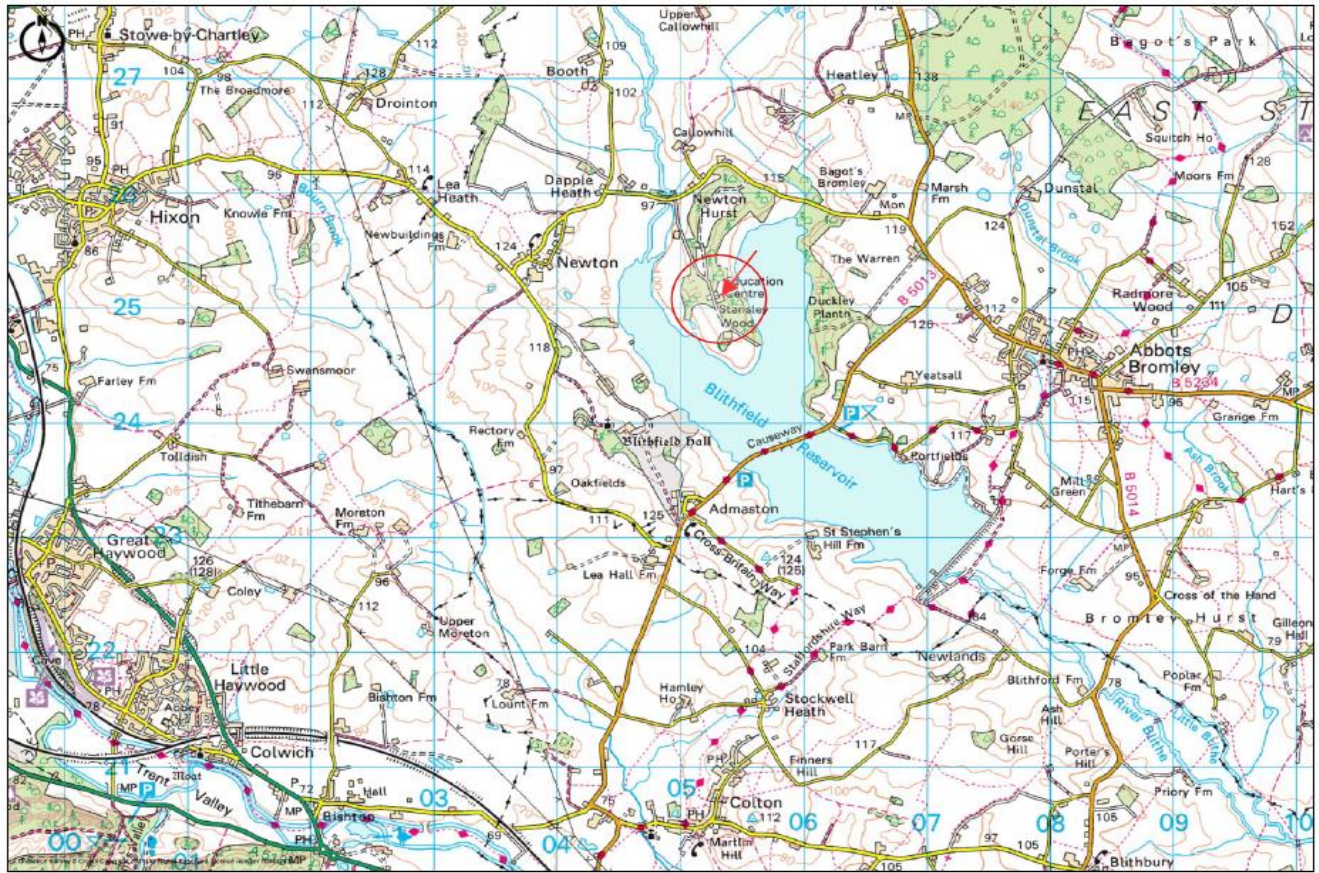
Unit 1 Plans
 5 Bedrooms



project	Bilthfield Education Centre Redevelopment
client	South Staffordshire Water
drawing title	Unit 1 Plans

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revision	A	
date	02_06_2017	scale 1:100 @ A3
drawing number	159_AR_030_111	



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

EPC NOT REQUIRED

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 LANDMARK INFORMATION
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