

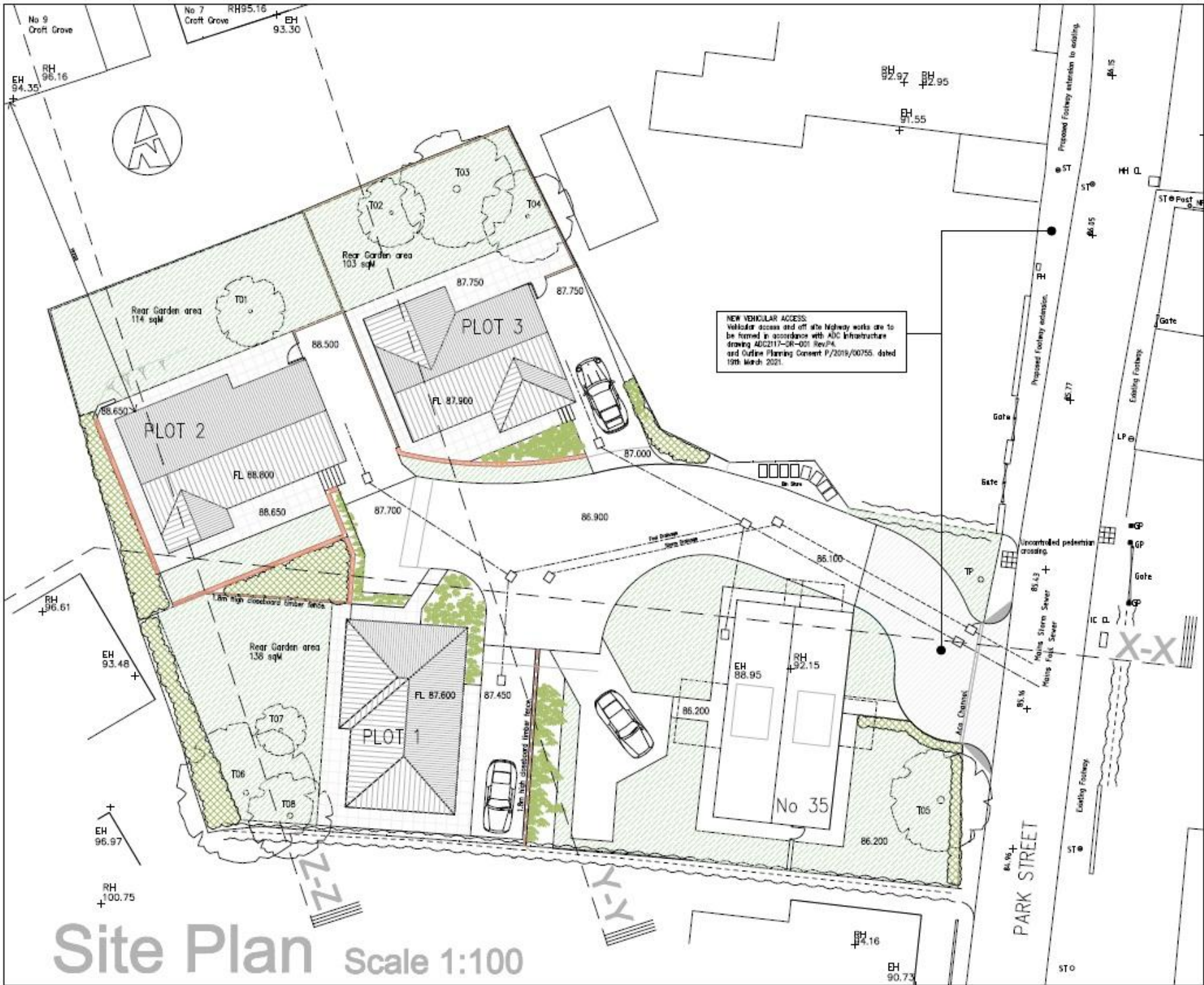
Development Opportunity

Park Street, Uttoxeter, Staffordshire, ST14 7AG

John German

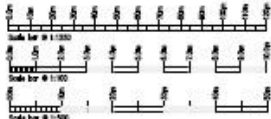


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NEW VEHICULAR ACCESS:
 Vehicular access and off site highway works are to be formed in accordance with ADC Infrastructure drawing ADC2117-OR-001 Rev.P4 and Outline Planning Consent P/2019/00755 dated 19th March 2021.

P/2021/00423
 AMENDED
 Received 05.09.2021



Rev	Issue	Comments	Date
1	1	Issue for planning	10/09/2021
2	2	Issue for planning	10/09/2021

MAC ARCHITECTURAL DESIGN LTD
 Mac Architects, 1500 Woodstock Road, Huddersfield, West Yorkshire, WF1 1LW
 01484 252222 Fax: 01484 252223

Client:
 Broadoak Properties Ltd

Project:
 Proposed Residential Development on Land at rear of No 35 Park Street, Uttoxeter, Staffordshire. (Easting-408048 Northing-324112)

Title:
 Site Plan.

Status:
 Planning.

All Dates AG Entry January 2021 Drawing No 100-00

Site Plan Scale 1:100

Park Street

Uttoxeter, Staffordshire, ST14 7AG

£415,000

Interesting development opportunity comprising a detached dormer bungalow in need of refurbishment with full planning for construction with three new build detached bungalows in its grounds.

Situated on the edge of the town centre within close proximity of its wide range of amenities, consideration of this interesting and relatively rare opportunity is strongly recommended.

The town amenities include several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, opticians, schools and a train station. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

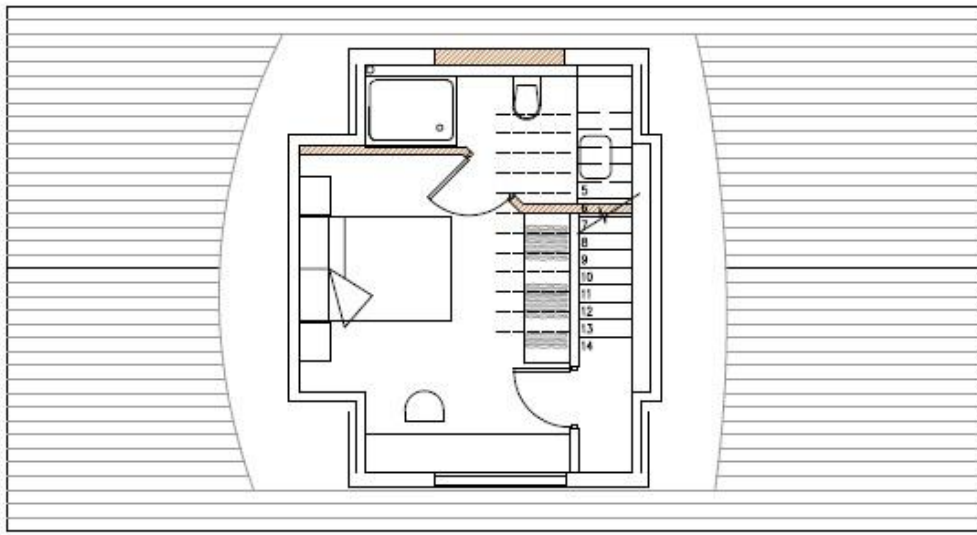
On site at present is a traditional double fronted dormer bungalow in need of refurbishment, with plans to provide a lounge, dining room, kitchen, two ground floor double bedrooms and bathroom plus a first floor en suite double bedroom.

Planning ref P/2021/00423 gives permission for the construction of three attractive new build bungalows each with pleasant outside space and off road parking.

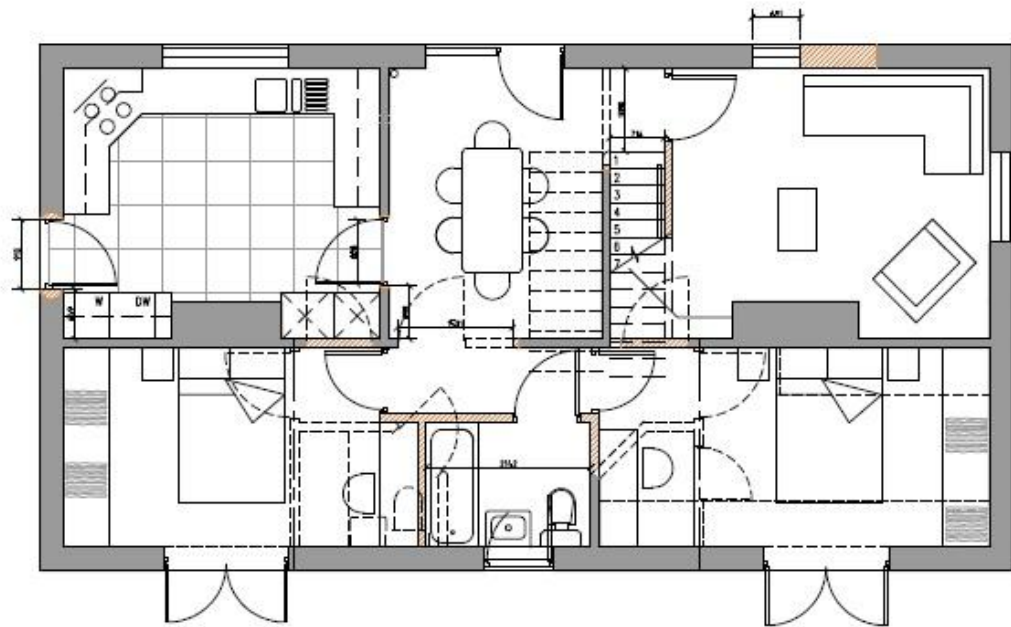
Plot 1 - approximately 60 sqm - comprising hall, lounge/dining room, kitchen, two bedrooms and bathroom.

Plot 2 - approximately 70 sqm - comprising hall, lounge/dining room, kitchen, two bedrooms and bathroom.

Plot 3 - approximately 61 sqm - comprising hall, lounge, dining kitchen, two bedrooms and bathroom.



First Floor Scale 1:50 @ A3

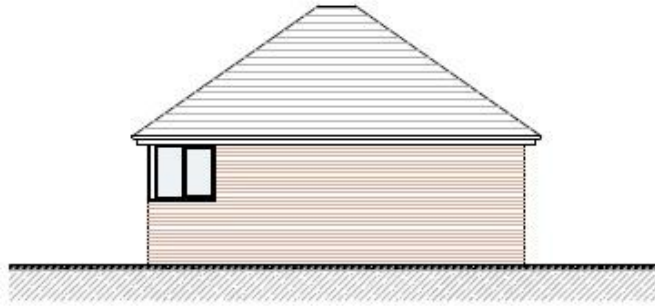


Ground Floor Scale 1:50 @ A3





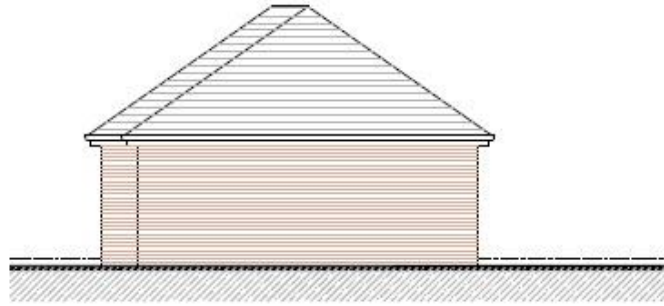
West Elevation Scale 1:50



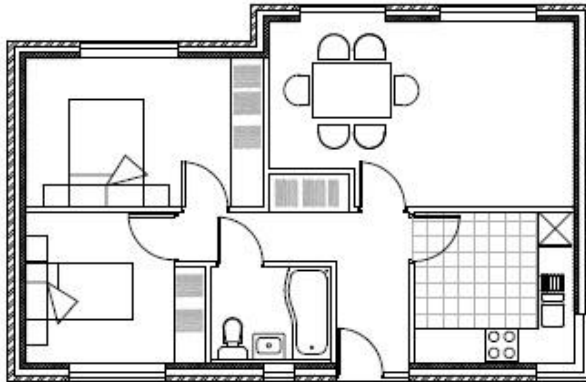
North Elevation Scale 1:50



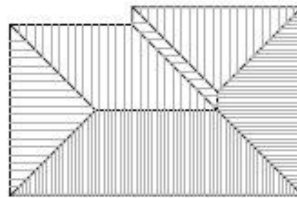
East Elevation Scale 1:50



South Elevation Scale 1:50



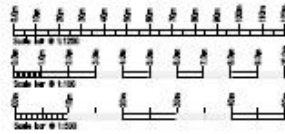
Floor Plan Scale 1:50 Floor Area = 61 sqM



Roof Plan Scale 1:100



Site Plan Scale 1:200



No.	Issue	Description	Date

MAC
ARCHITECTURAL DESIGN LTD
Market Street, 101 Sandwell Road, Handsworth, B15 2JH
0121 709 0200 mac@mac-arch.co.uk

Client:
Broadoak Properties Ltd

Project:
Proposed Residential Development
on Land at rear of No 35
Park Street, Uttoxeter, Staffordshire.
(OS Grid: 499646 Northing: 334112)

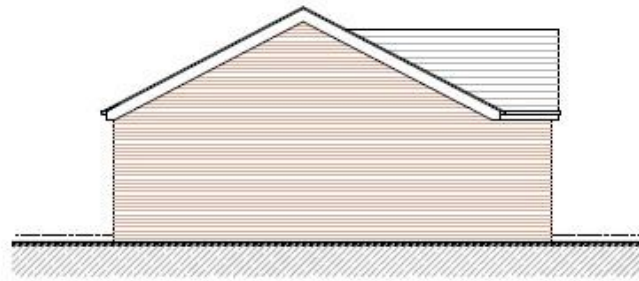
Title:
Plans and Elevations. (Part 1)

Status:
Planning.

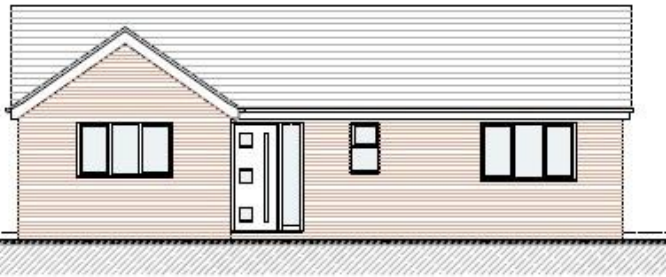
All Dates: 10/01/2021, January 2021 Drawing No: 1000-01



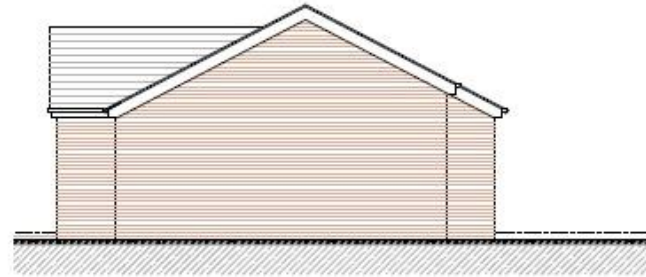
North Elevation Scale 1:50



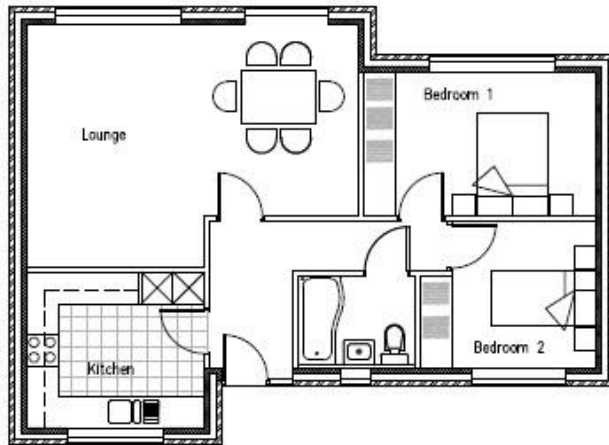
West Elevation Scale 1:50



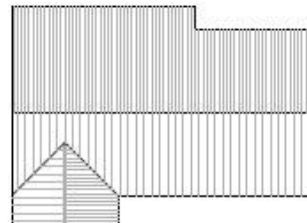
South Elevation Scale 1:50



East Elevation Scale 1:50



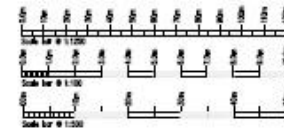
Floor Plan Scale 1:50 Floor Area = 70 sqM



Roof Plan Scale 1:100



Site Plan Scale 1:200



No.	Date	Remarks	Done

MAC
ARCHITECTURAL DESIGN LTD
Head Office, 100 Woodstock Road, London, SE15 1LJ
Tel: 020 8288 8888 Email: info@macad.co.uk

Client:
Broadoak Properties Ltd

Project:
Proposed Residential Development
on Land at rear of No 35
Park Street, Uttoxeter, Staffordshire.
(Planning-408048 Notting-33-1112)

Title:
Plans and Elevations. (Part 2)

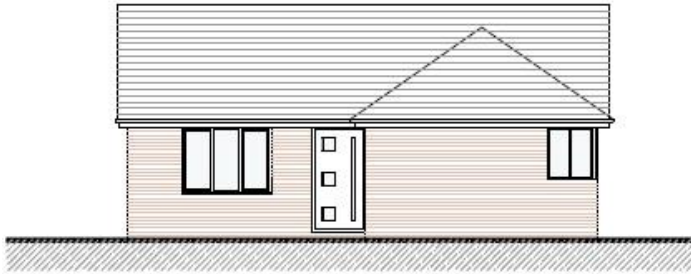
Status:
Planning.



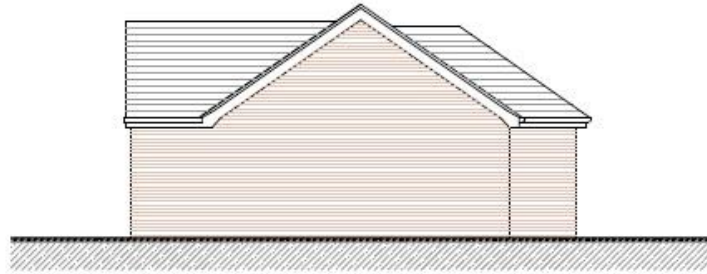
East Elevation Scale 1:50



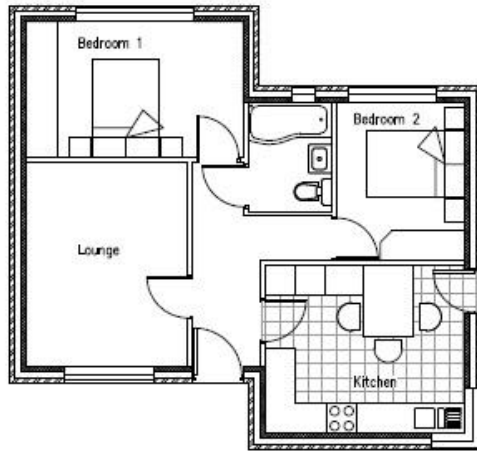
North Elevation Scale 1:50



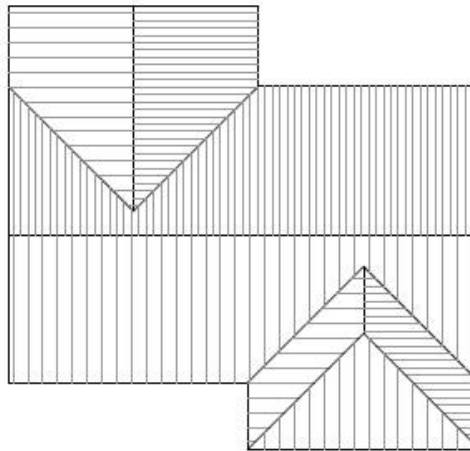
South Elevation Scale 1:50



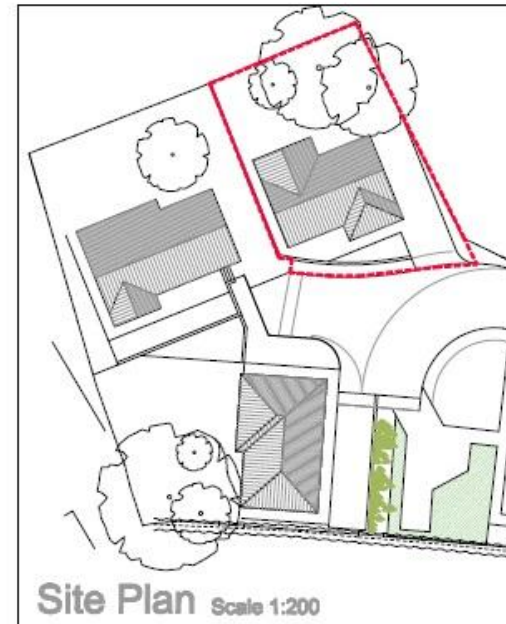
West Elevation Scale 1:50



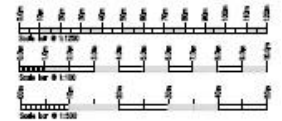
Floor Plan Scale 1:50 Floor Area = 60 sqM



Roof Plan Scale 1:50



Site Plan Scale 1:200



Rev.	Date	Description	By

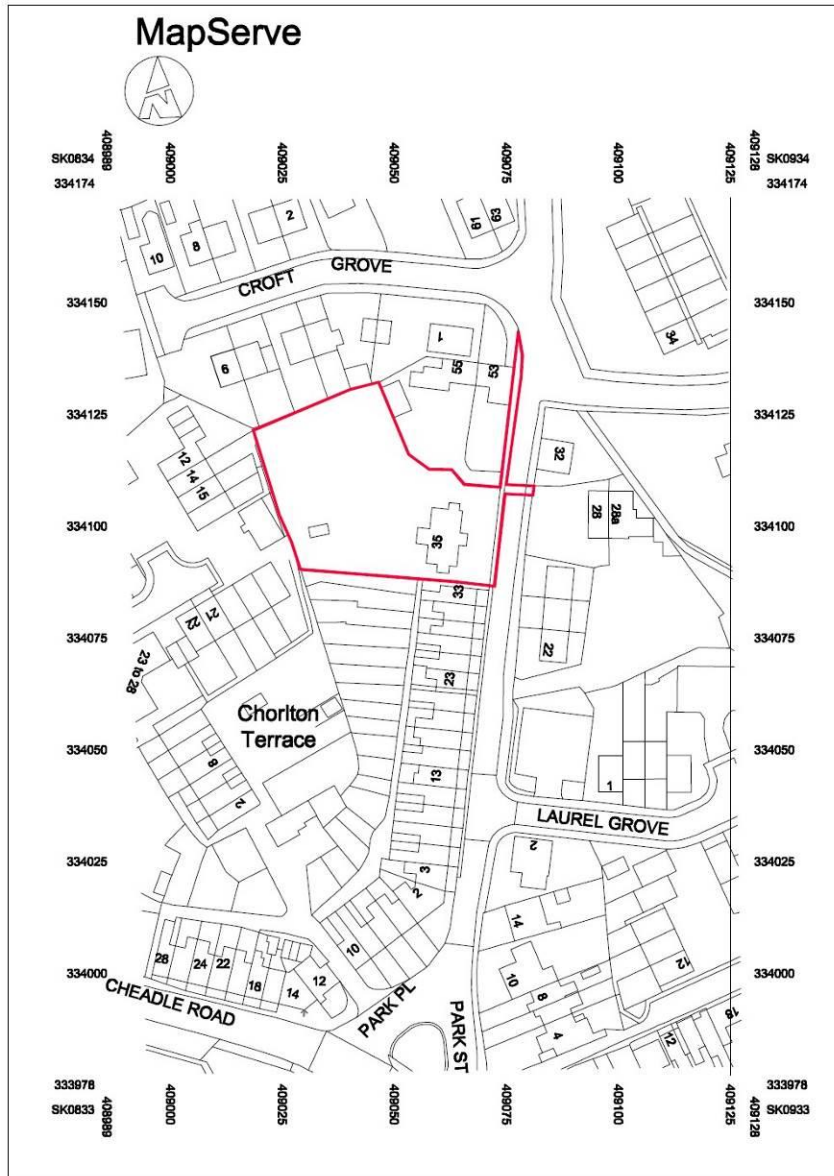
MAC ARCHITECTURAL DESIGN LTD
 Macdonald Street, 103 Woodhead Road, Boston, PE21 1LN
 01509 288880 Boston@macad.co.uk

Client:
Broadoak Properties Ltd

Project:
Proposed Residential Development on Land at rear of No 35 Park Street, Lutterworth, Cambridgeshire. (Easting: 480446 Northing: 534112)

Title:
Plans and Elevations.

Status:
Planning.



Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.eaststaffsbc.gov.uk

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/13122021

Local Authority: East Staffordshire Borough Council

Agents' Notes

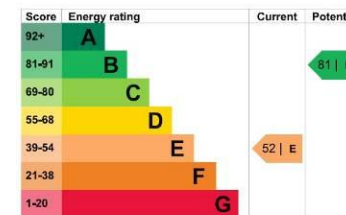
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Burton upon Trent | Derby | East Leake | Lichfield
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