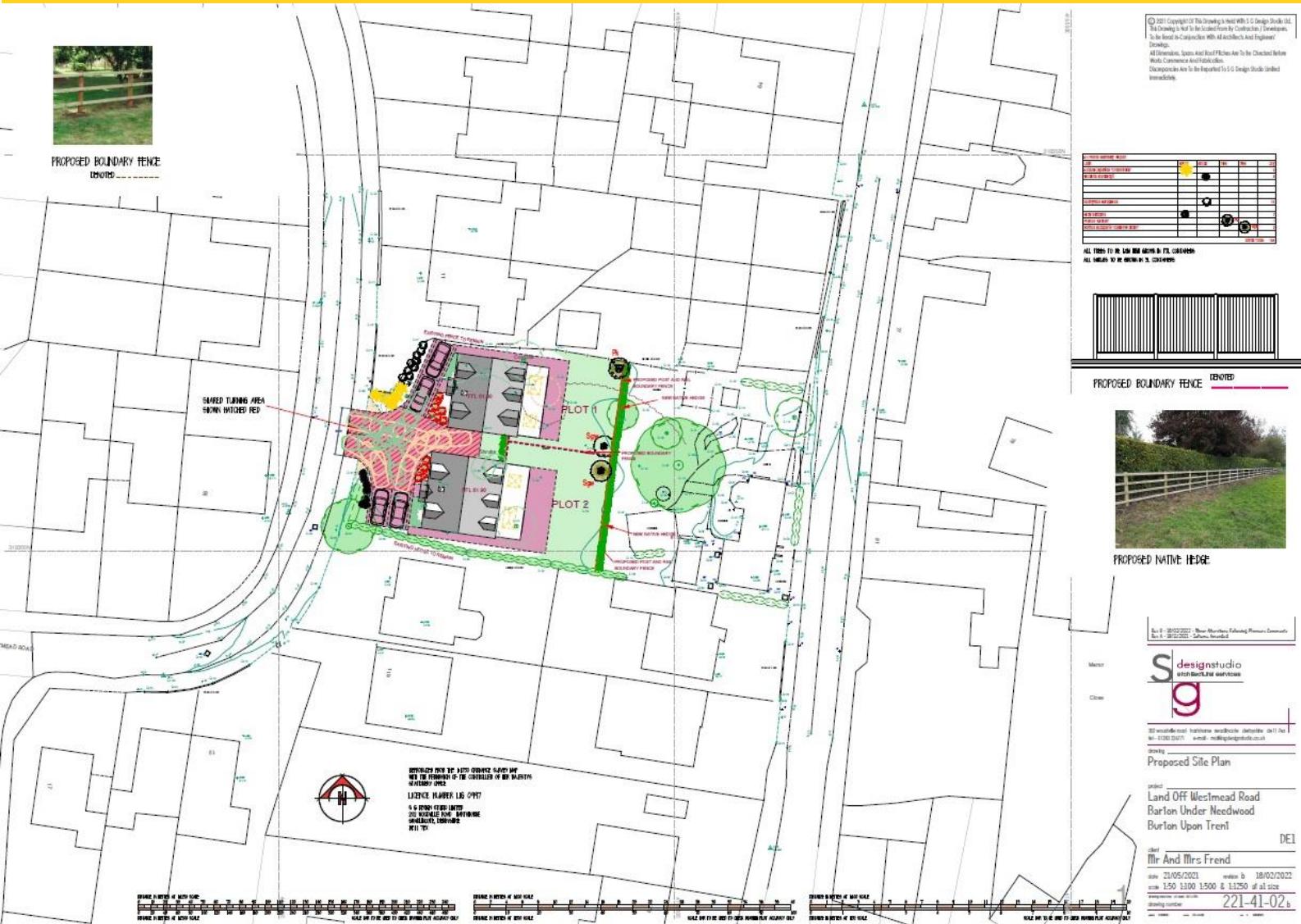


## Plot 2 Westmead Road

Barton-Under-Needwood, Burton-on-Trent, DE13 8JP



This building plot offers an incredibly rare opportunity for a developer & those seeking to fulfil the dream of building their home in the well sought after village of Barton under Needwood. Plans show a well designed attractive home with John Taylor Catchment.

£215,000

John German

Opportunities to build your own home don't come along often in this wonderful vibrant Staffordshire Village. Barton under Needwood is popular for its John Taylor School catchment together with a choice of popular pubs, shops, cafes & Barton Marina. There are also excellent transport links provided by the A38 with train stations close by in Lichfield and Burton on Trent.

This is ideal for developers and those wanting to build a home in their own style.

The plot formally part of the grounds of a lovely detached cottage on Wales Lane will be accessed off Westmead Road.

The plans show a home well designed for modern life with the ground floor featuring a lounge, spacious kitchen/diner, what will be a fantastic social space opening into a breakfast/living area with views over the gardens together with a utility and guest WC completing the ground floor.

To the first where plans show three bedrooms, en suite to the master and a family bathroom.

As shown on the site plan this is one of two plots available with access to a shared turning area.

Further Planning documentation is available at [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk) using reference P/2021/00958

No Services are connected.

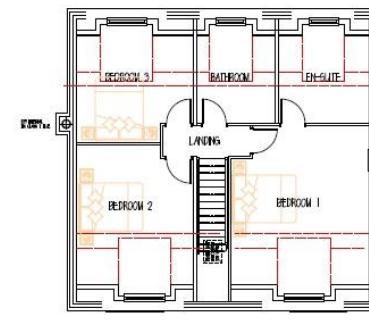
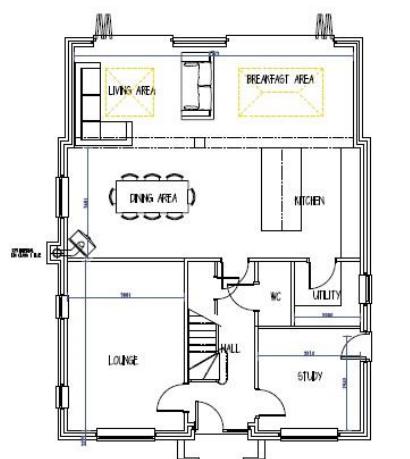
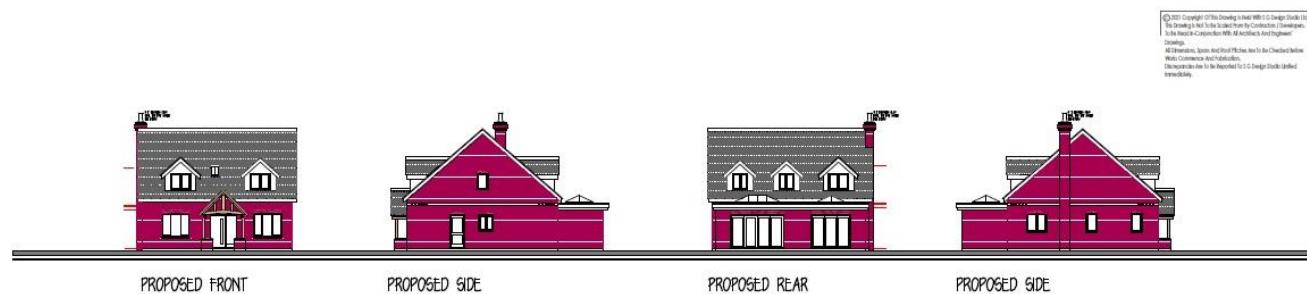
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**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](http://www.eaststaffsbc.gov.uk)  
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/28062022

**Local Authority:** East Staffordshire Borough Council



#### 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

#### John German

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**JohnGerman.co.uk Sales and Lettings Agent**

