

Burntwood Road

Norton Canes, Cannock, WS11 9RL

John 
German





LIFE
DANCE
BY THE WAY



Burntwood Road

Norton Canes, Cannock, WS11 9RL

£350,000

Buy one get one free! A 1950's traditional detached house with a 0.17 approx. acre plot with outline planning permission for a detached house to the side.



Located in the popular village of Norton Canes and situated on a sought after road, this property offers the option to leave just as one property that sits on a large garden and has great potential to extend (STPP), or build a new extra house to the left hand side (demolition of existing garage, carport and rear lobby entrance required) and retain the existing house which would still offer potential to be extended at the rear or right hand side.

The existing house offers a generous driveway area together with garage, carport, rear storage sheds and a large lawned garden, perfect for the young growing family.

The property is gas centrally heated and uPVC double glazed and offers an enclosed storm porch with access therein to a traditional reception hall with stairs to the first floor. Leading off the hall is a good sized front facing lounge with bay window and modern stone fireplace surround.

The heart of this home is a spacious combined kitchen/dining room with a range of oak fronted base, wall and drawer units, worktops and splash back tiling, inset sink unit, built in cooker and hob, appliance space for a fridge/freezer, walk-in pantry store, two windows overlooking the rear garden, ample room for a dining table, chairs and sofa.

Leading off the kitchen is a rear lobby entrance/utility with a further range of base units, worktops, splash back tiling, sink unit, two appliance spaces and access in turn to a guest's WC/drookroom.

On the first floor there is a traditional side facing landing with access to the three bedrooms, family bathroom and loft space. Bedrooms one and two are both good sized double rooms and bedroom three is a single room. All enjoy easy access to the family bathroom which has fully tiled walls and floor and a white and chrome suite comprising bath with shower over, wash hand basin and low level WC.

Outside - The overall garden size is approx. 0.17 acres which currently offers a detached brick built garage, carport, timber fuel and garden store, driveway parking, lawned and bordered front, side and rear garden, hedged and fenced boundaries.

Agents note: Outline planning permission CH/21/0305 - see attached copy.

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

Our Ref: JGA/17052023

Local Authority/Tax Band: Cannock Chase District Council / Tax Band D



APPLICATION NUMBER
CH/21/0305

TOWN AND COUNTRY PLANNING ACT, 1990

OUTLINE PLANNING PERMISSION

Mr K Grace
The Woodlands Design Studio
20, Lichfield Road
Sandhills
Walsall
West Midlands
WS9 9PE

PROPOSAL: Residential Development - Demolition of existing garage & car port, erection of a new dwelling (all matters other than means of access reserved)

LOCATION: 164, Burntwood Road, Norton Canes, Cannock, WS11 9RL

Planning permission is granted for the above development as described on the approved plans and subject to the conditions which follow:-

Reason for Grant of Permission

In accordance with paragraph 38 of the National Planning Policy Framework the Local Planning Authority has worked with the applicant in a positive and proactive manner to approve the proposed development, which accords with the Local Plan and the National Planning Policy Framework.

Conditions and Reasons for Conditions

1. In the case of any reserved matters, application for approval must be made not later than the expiration of three years beginning with the date on which this permission is granted; and

5. The development hereby permitted shall not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details before the development is first brought into use.

Reason

This is to ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.

6. Notwithstanding the details of the approved plans, the details hereby approved shall not be commenced until:-

i) a revised parking layout for the existing dwelling at 164 Burntwood Road as defined within the blue line boundary has been submitted to and approved in writing by the Local Planning Authority, and

ii) the works comprising the approved scheme have been completed.

The plans shall demonstrate that two parking spaces (2.4m x 4.8m) can be adequately accommodated within the curtilage of the dwelling at 164 Burntwood Road.

The parking provision shall thereafter be retained as such for the lifetime of the development.

Reason

To comply with the objectives and policies contained within the NPPF, Para 111.
To comply with the Cannock Chase Local Plan CP10.
In the interests of highway safety.

7. Notwithstanding the approved plans, no development shall be commenced until a revised plan showing a visibility splay of 2.4m x 43m from the centre of the proposed vehicular access to the nearside kerb lines has been submitted to and approved in writing by the Local Planning Authority.

Reason

To comply with the objectives and policies contained within the NPPF, Para 111.
To comply with the Cannock Chase Local Plan CP10.

The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matters to be approved.

Reason

To comply with the requirements of Section 92 of the Town & Country Planning Act 1990.

2. This permission does not grant or imply approval of the layout/design details accompanying the application.

Reason

The application is in outline form with these details reserved for subsequent approval. The illustrative information is not necessarily acceptable from the detailed planning point of view and to ensure compliance with Local Plan Policies CP3 - Chase Shaping Design and the NPPF.

3. No part of the development hereby permitted shall be commenced until approval of the details of appearance, landscaping, layout and scale ('the reserved matters') has been obtained from the Local Planning Authority.

Reason

The permission is in principle only and does not authorise development to commence until all 'the reserved matters' have been approved. To ensure compliance with the requirements of Section 92 of the Town & Country Planning Act 1990.

4. This permission relates to the following plans:

21/033/01-A Site & Location Plan
21/033/A3 - Proposed Site Layout
Bat & Bird Survey dated 2018

Reason

For the avoidance of doubt and in the interests of proper planning.

In the interests of highway safety.

Notes to Developer

1) The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

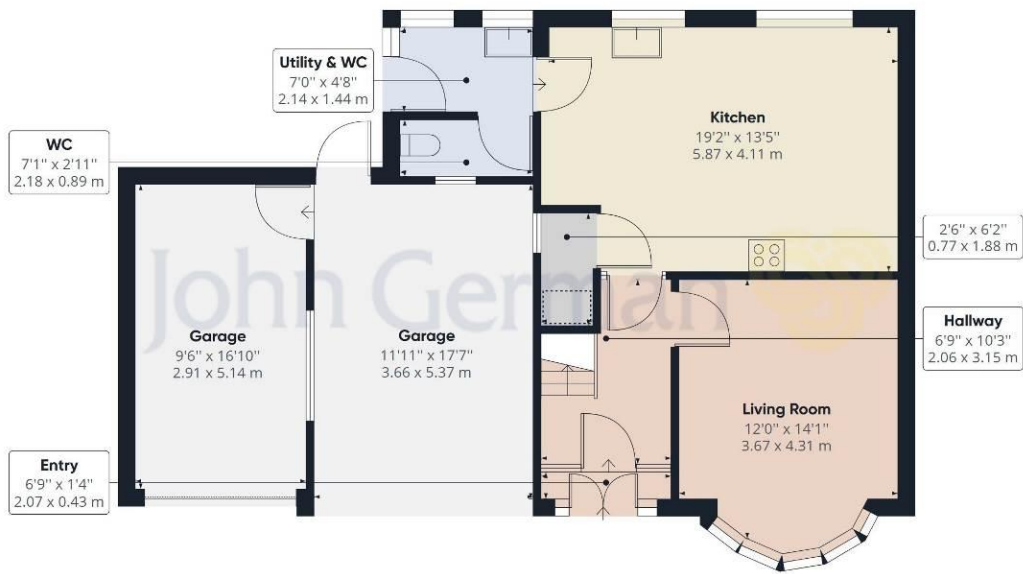
2) Prior to the access being constructed within the limits of the public highway you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to the address indicated on the application form which is Network Management Unit, Staffordshire County Council, 2 Staffordshire Place, Tipping Street, Stafford. ST16 2DH. (or email to nmu@staffordshire.gov.uk)

If this proposal is pursued to the Reserved Matters stage and if the Council approves the Reserved Matters, the development will be liable to pay the Community Infrastructure Levy on commencement. The Reserved Matters submission will need to include the Community Infrastructure Levy (CIL) – Determining whether a Development may be CIL Liable Planning Application Additional Information Requirement form which includes a requirement to give the appropriate floorspace details so that the Council can calculate the amount of CIL payable. Both the form and the associated guidance notes can be downloaded from the Planning Portal, go to https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/2

DATED 16-Sep-2021

R. M. Santos

ON BEHALF OF THE SAID COUNCIL
(SEE ACCOMPANYING NOTES)



Ground Floor

Approximate total area⁽¹⁾

1434.94 ft²
133.31 m²

Reduced headroom
4.59 ft²
0.43 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

John German



Floor 1



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.

John German

22 Bore Street, Lichfield,
WS13 6LL

01543 419121

lichfield@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



