

Land adjoining 2 Shelmore Close

Stafford, ST16 1SJ



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Land adjoining 2 Shelmore Close, Stafford, ST16 1SJ

Building plot with planning permission to erect a single dormer bungalow including new access off Crabb Lane.

Planning permission for a dormer bungalow comprising reception hall with cloakroom, lounge, kitchen, bedroom three/study on the ground floor, and two bedrooms and a bathroom on the first floor.

The plot is situated in a very popular residential location within walking distance of local shops and schools. The county town centre of Stafford has a wide range of amenities including an intercity railway station. Junction 14 of the M6 is only a 3 minute drive away and provides direct access into the national motorway network and M6 toll.

Planning permission was granted by Stafford Borough Council reference 23/37572/ful. Decision date 22 December 2023. The development must begin no later than the expiration of 3 years beginning on the date of which the permission was granted.

The planning permission is subject to Section 111 agreement. We advise interested parties to view and digest all the various conditions and documents which are available on the Stafford Borough Council planning portal.

It is also the responsibility of interested parties to make their own enquiries regarding services.

Attached to these sales particulars is the planning permission decision notice, plans submitted to the local authority, and a copy of the Land Registry document. All the documents are also on the Stafford Borough Council planning portal.

Please note that the Land Registry Title is registered as 2A Shelmore Close, Stafford, ST16 1SJ SF706248. The Land Registry document refers to covenants and a copy of which is available upon request.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.staffordbc.gov.uk/planning-public-access

Our Ref: JGA/26022026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





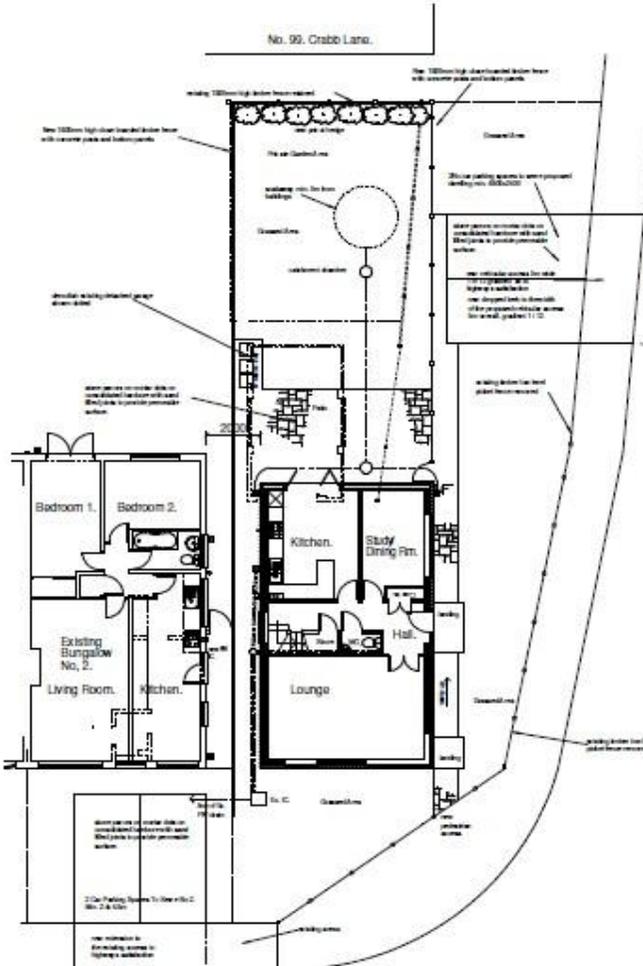
STREET SCENE.

TYPICAL SECTION.

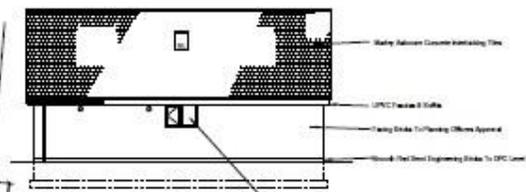
SIDE ELEVATION. (WITH FENCE DETAILS)

GENERAL NOTES:

- 1. All work to be in accordance with the Building Regulations 2010.
- 2. All work to be in accordance with the Building Regulations 2010.
- 3. All work to be in accordance with the Building Regulations 2010.
- 4. All work to be in accordance with the Building Regulations 2010.
- 5. All work to be in accordance with the Building Regulations 2010.
- 6. All work to be in accordance with the Building Regulations 2010.
- 7. All work to be in accordance with the Building Regulations 2010.
- 8. All work to be in accordance with the Building Regulations 2010.
- 9. All work to be in accordance with the Building Regulations 2010.
- 10. All work to be in accordance with the Building Regulations 2010.



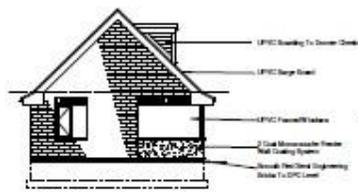
GENERAL LAYOUT PLAN.



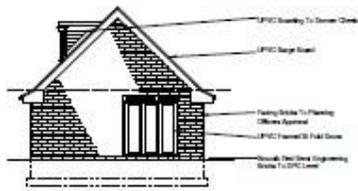
SIDE ELEVATION.



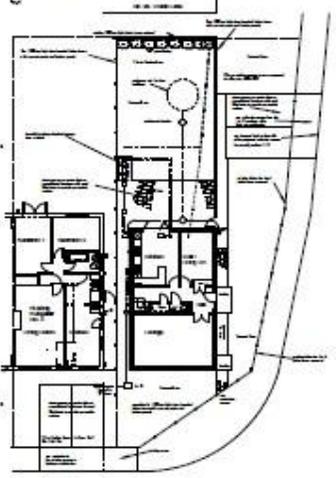
SIDE ELEVATION.



FRONT ELEVATION.



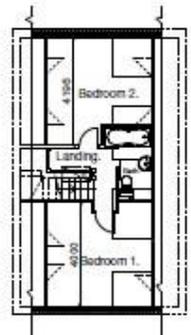
REAR ELEVATION.



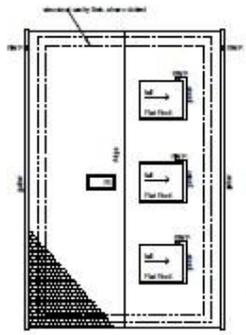
SITE PLAN.



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.



ROOF PLAN.

- Scale 1:100 @ A1, or 1:200 @ A3.
- 1. Boundary lines proposed building & not shown on plan 2010/2020.
 - 2. Vehicle access public road 10/20/2020.
 - 3. Car parking spaces 10/20/2020.
 - 4. See the Local Plan 10/20/2020.
 - 5. Clarity of the plan is to be maintained 10/20/2020.

REVISIONS:
All dimensions to be checked on site.
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Reproduction is strictly forbidden without written consent.

Stone Architectural Services Ltd.

Project:
**BUILDFIX
2 SHELMORE CLOSE
STAFFORD, ST16 1SJ.**

Drawing Title:
PROPOSED DETACHED DWELLING.

Scale: 1:100 Date: May. 2023.09/09/557 "A"
1:100 Date: May. 2023.09/09/557 "A"
1:100 Date: May. 2023.09/09/557 "A"

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

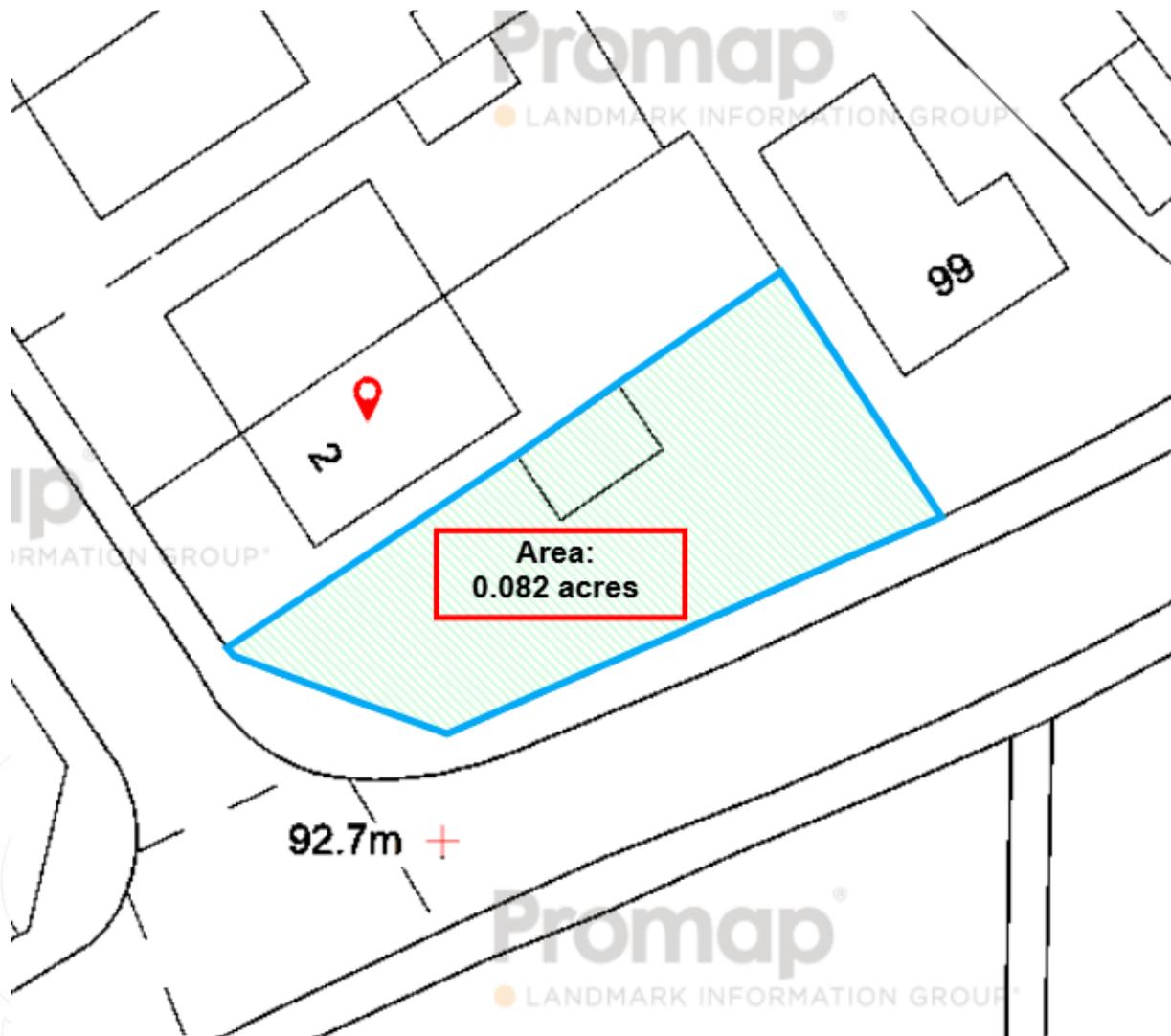
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Buildfix Property Services
C/O Berrys
FAO Mr A Bruce
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Anchorage Avenue
Shrewsbury
SY2 6FG

Date Registered 7 July 2023
Decision Date 22 December 2023
Issue Date 22 December 2023

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No: 23/37572/FUL
Proposed Development The erection of a single dormer bungalow, including new access off Crabb Lane
Location Land Adjoining 2 Shelmore Close Stafford Staffordshire
O. S. Reference: 390910 325678

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby permits the above development in accordance with the accompanying plans and subject to the following conditions :

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
2. This permission relates to the originally submitted details and specification and to the following drawings, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence: - May.2023.09/99/557. E and SA47547 BRY 0001.
3. (a) No above-ground building works shall commence on site, until a detailed schedule of materials and finishes to external surfaces (including roof tiles, dormer cheeks boarding, a sample panel of brickwork to show bond pattern and pointing); and fenestration (including material, colour, opening mechanism and reveals) of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority; and

(b) The development shall thereafter be carried out in full accordance with the schedule approved pursuant to part (a) of this condition.
4. The proposed car parking as shown on the submitted plan May.2023.09/99/557.E shall be provided prior to occupation of the dwelling and retained as parking for the lifetime of the development.

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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

5. All works, including demolition, site works, deliveries and construction shall only take place between the hours of 8.00 am and 6.00pm Monday to Friday; 8.00am to 2.00pm Saturdays and not at all on Sundays or bank holidays.
6. Notwithstanding any details shown on the approved plans no construction works above ground floor level shall be commenced until the following details have been submitted to and approved in writing by the Local Planning Authority:
 - A plan showing the end fence panel between the two properties on Shelmore Close closest to the road to be no higher than 600mm (this includes any gravel boards).
 - a streetscene elevation of the proposed development from Crabb Lane

The layout and appearance shall thereafter be provided in accordance with the approved details and be completed prior to first use and shall thereafter be retained as such for the lifetime of the development.
7. The proposed new vehicular access off Crabb Lane and the extended vehicular access to No.2 Shelmore Close shall be built in accordance with Drawing No. 09/99/557 A B C (Proposed Detached Dwelling) and shall remain ungated and be surfaced to stone pavers.
8. The pedestrian access hereby approved off Shelmore Close shall either remain ungated or any gate shall only open inwards, away from the public highway and shall thereafter be retained as such for the lifetime of the development.
9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any other subsequent equivalent order, no development within the following classes of development shall be carried out to the dwelling hereby approved without the prior approval of the Local Planning Authority:
 - Schedule 2, Part 1, Class A - enlargement, improvement or other alteration
 - Schedule 2, Part 1, Class D - porches
 - Schedule 2, Part 1, Class E - buildings etc incidental to the enjoyment of the

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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

dwellinghouse

- Schedule 2, Part 1, Class F - hard surfaces incidental to the enjoyment of the dwellinghouse
- Schedule 2, Part 2, Class A - gates, fences, walls etc

10. No above ground works shall take place until details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. The approved landscaping works shall thereafter be provided within eight months of the dwelling first being occupied. Any plants or trees that are removed or die or become seriously damaged or diseased within a period of 5 years from the date of planting shall be replaced with others of similar size and species in the next planting season, unless the local planning authority gives written consent to any variation.
11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any other subsequent equivalent order, no windows, doors, roof lights, or other openings shall be created to the south elevation of the dwelling in addition to, as alterations to, or as enlargements of, those hereby permitted without the prior approval of the Local Planning Authority.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To define the permission.
3. In the interests of the visual amenities of the area.
4. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).

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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

- Kill, injure or handle a bat
- Disturb bats when they are roosting
- Obstruct, damage or destroy the places where bats live
- Sell, hire, barter or exchange a bat whether alive or dead
- Keep bats in captivity

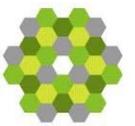
- 2 In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) (Order) 2015, as amended, and the National Planning Policy Framework 2021, the Council has worked in a positive and proactive way in determining the application and has granted planning permission.



Head of Economic Development and Planning

HM Land Registry Official copy of title plan

Title number **SF706248**
Ordnance Survey map reference **SJ9025NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Staffordshire : Stafford**



These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 26 February 2026 shows the state of this title plan on 26 February 2026 at 09:06:00. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the HM Land Registry, Birkenhead Office .

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