

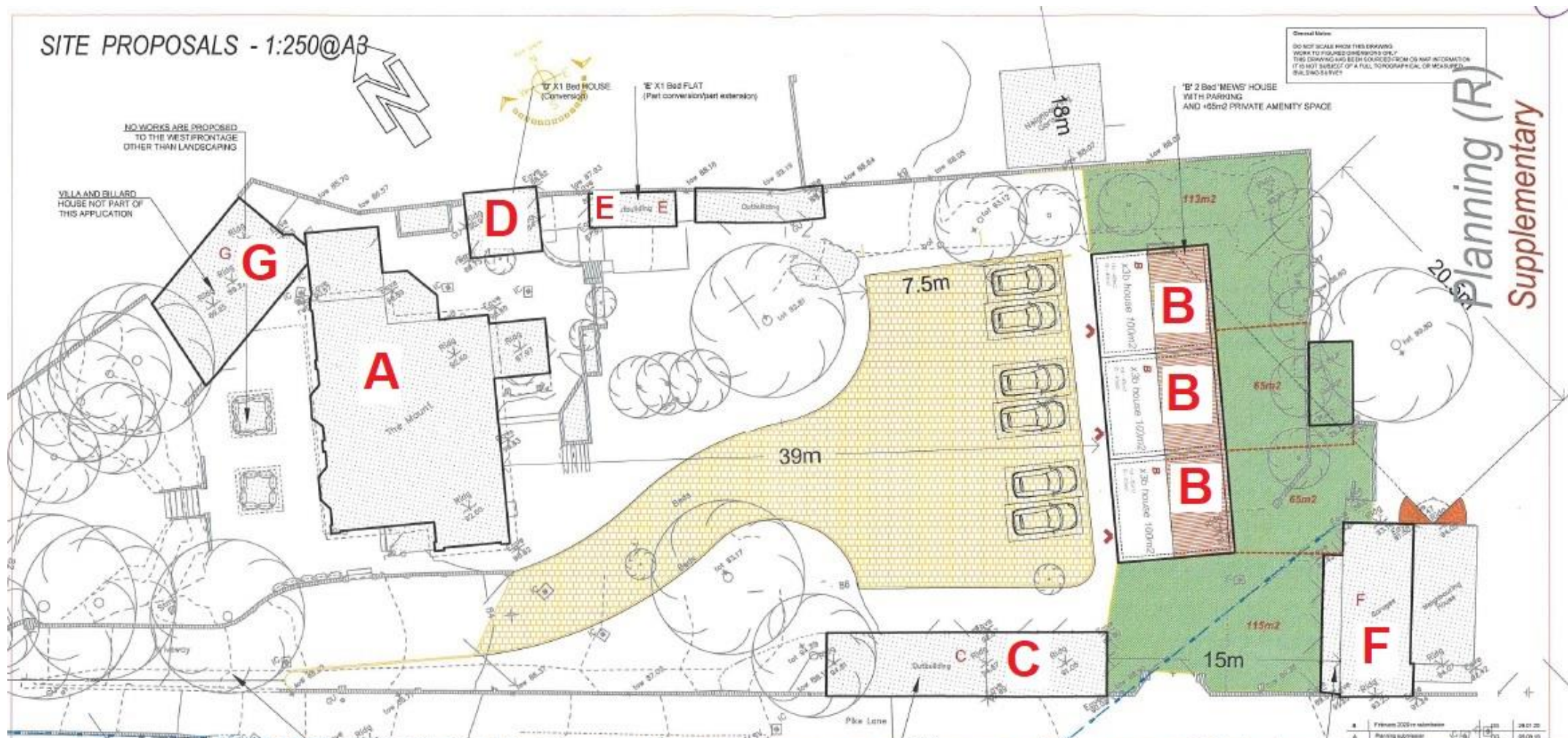
Pike Lane

Armitage, Rugeley, WS15 4AF

John 
German



SITE PROPOSALS - 1:250@A3



General Note
DO NOT SCALE FROM THIS DRAWING
WORK TO DIMENSIONS SHOWN ONLY
THIS DRAWING HAS BEEN COVERED FROM OR ANY INFORMATION
IT IS NOT SUBJECT OF A FULL TOPOGRAPHICAL OR MEASURED
PLAN, DMS & ETC

Planning (R)
Supplementary

NO WORKS ARE PROPOSED TO THE WEST FRONTAGE OTHER THAN LANDSCAPING

VILLA AND BILLIARD HOUSE NOT PART OF THIS APPLICATION

SCHEDULE OF AREAS

A MAIN DWELLING CONVERSION

3storey 4 apartments, 1 studio and attic conversion (395m²)

B NEW BUILD MEWS

2storey 3b (100m²)

- X3 UNITS = 300m²

EXISTING OUTBUILDING - C

2 X2b flat (71m²)

- X2 UNITS = 142m²

EXISTING OUTBUILDING - D

1b APARTMENT (39m²)

EXISTING OUTBUILDING - E

Studio flat (29m²)

EXISTING OUTBUILDING - F

3 bed house (120m²)

EXISTING OUTBUILDING - G

1 bed apartment (100m²)

Total = 1096m²
Gross internal areas
GIA (Net)

All buildings noted as existing will be subject to a change of use application at the time of a formal site planning application.

NEW WIDENED ACCESS ROAD PROPOSALS REFER HIGHWAYS TRACKING AND ASSOCIATED MATERIAL

PARKING 10

NEW BUILD B MEWS - B
x2 spaces per dwelling (8)

Further parking will be proposed at the time of a formal planning application

All existing buildings will be subject to a change of use application at the time of a full planning application and are not part of this outline application. They are shown for context

Metres

NOTE

Where a drawing is noted 'supplementary' it indicates future proposals and is not relevant to this application other than as supplementary information

1. File name: 2024-02P-01-01
2. Date: 28.01.24
3. Drawing: Planning (R)
4. Scale: 1:250@A3
5. Status: 02P

Alrewas architecture

Client: THE STANLEY FAMILY

Project: 18 PIKE LANE

Drawing Title: SITE PLAN DETAIL

Scale: 1:250@A3

Status: PLANNING

0274 -02P DETAIL

B

Pike Lane

Armitage, Rugeley, WS15 4AF

Guide Price £995,000

Period house within seven tenths of an acre with planning for three new build and potential for conversions of outbuildings and conversion of the main house to apartments.

Site area approximately 0.74 acres. Outline planning for 3 new builds in an attractive location within a pleasant village.

For sale by informal tender



The site is situated on the south side of the A513 at the junction with Pike Lane. The village has good local amenities and is handily placed for Lichfield, Rugeley and the A38, Birmingham Northern Relief Road and the motorway network.

The site is in the house and garden of 18 Pike Lane, Armitage, WS15 4AR. The site extends to some 0.74 acres or thereabouts together with a range of outbuildings that are suitable for conversion.

The architect has annotated an indication of what conversions could be achieved in the various buildings and this is set out in the sales particulars using the lettering adopted by the architect on the plan:

A (the main house) – 4 x apartments, 1 x studio together with an attic conversion.

C (outbuilding at rear of site) – 2 x two bedrooms flats. We have shown later on in these details a potential layout plan for this building. Permission has been given in the past for this conversion and it is hard to believe that this permission would not be renewed. The purchaser would be expected to investigate this for themselves.

D (outbuilding close to the main house) – 1 x one bedroom apartment

E (outbuilding close to the house) – 1 x studio flat

F (garages to the rear of the site) – 1 x three bedroom house

G (villa and billiards room connected to the house) – 1 x one bedroom apartment

This schedule indicates that there is potential to convert the house and the various outbuildings to provide a further 12 dwellings in total in addition to the 3 new build houses at the rear of the site.

Note

A more detailed schedule of the potential conversion options is included in the information pack.

Planning

Lichfield District Council have made a Resolution To Grant planning consent for the erection of 3 mews-type dwellings at the rear of the site. Planning Application Reference No. 19/01341/OUT. The Resolution to Grant is subject to an undertaking being entered into to pay community infrastructure levy. The total payment due for the site will be £178.60 and payable on commencement of the works.

Further information on the planning available upon request.

Method of Sale

The freehold of the development with the benefit of vacation possession is available for sale by informal tender.

Viewing

By appointment with Rushton Hickman Limited on 01283 517747 or our joint agent John German Estate Agents Lichfield office 01543 419121.

MAIN HOUSE

The main house comprises a large detached period house with outbuildings, plans of which are shown later in these details.

It is up to the purchaser to decide what they wish to do with the property, however, at this stage we have shown a possibility of how the house could, if desired, be converted into 4 apartments, a studio flat and an attic conversion. The property could also be retained as a family house, full of character with accommodation including;

Large reception area and inner hall.

Spacious lounge and dining room with a length of 10.21 metres and a width of 4.85m. There are two large wide bay windows.

Further extensive L-shaped family room/kitchen with larder and pantry cupboards, ancillary utility areas with ground floor cloakroom.

Study.

First Floor

Four bedrooms and two large bathrooms.

Outside

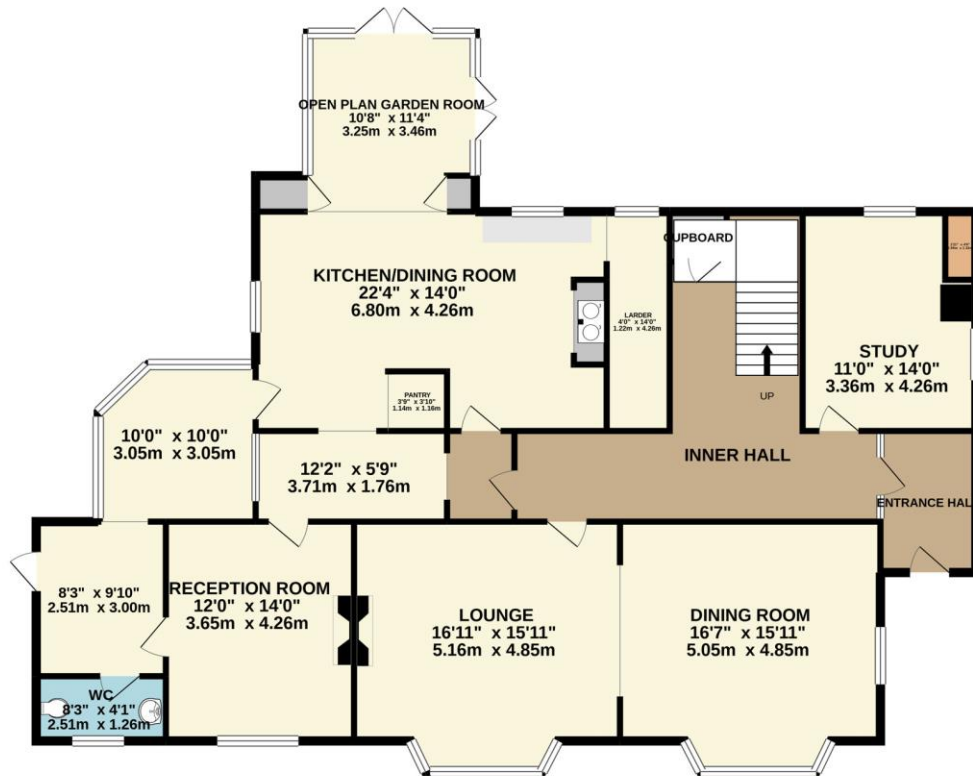
Internal door from the house to the former billiards room which could be an additional apartment (see information pack).

Further outbuildings (see information pack) and fine established gardens.



MAIN HOUSE

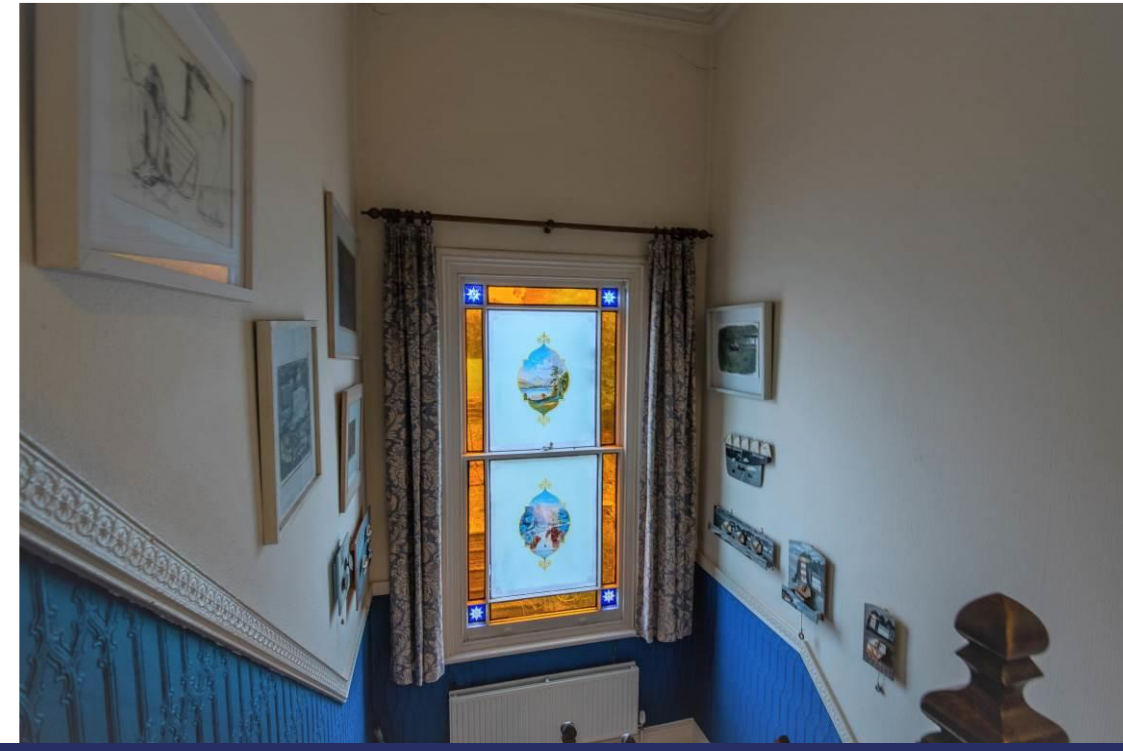
GROUND FLOOR



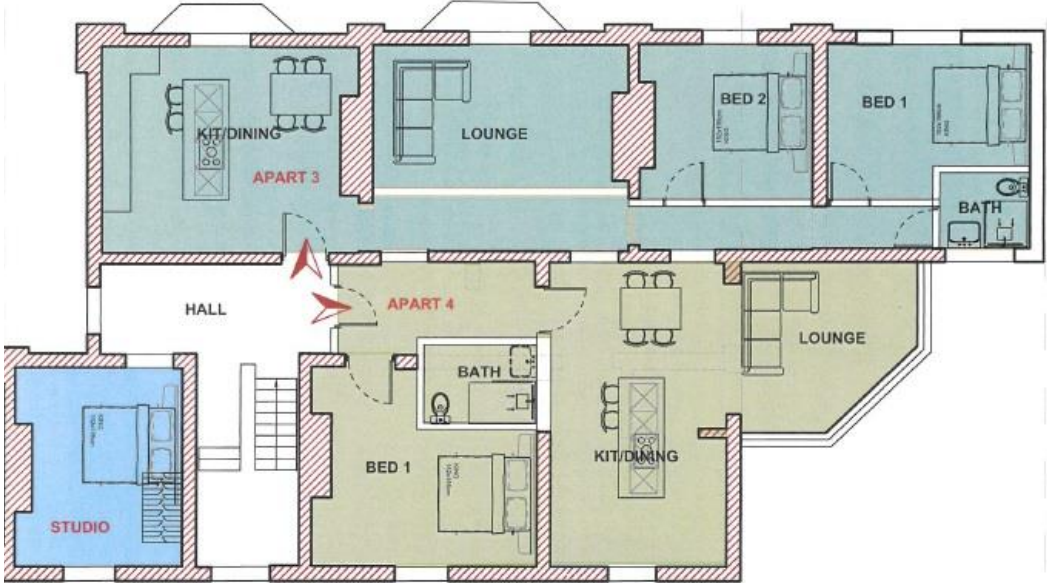
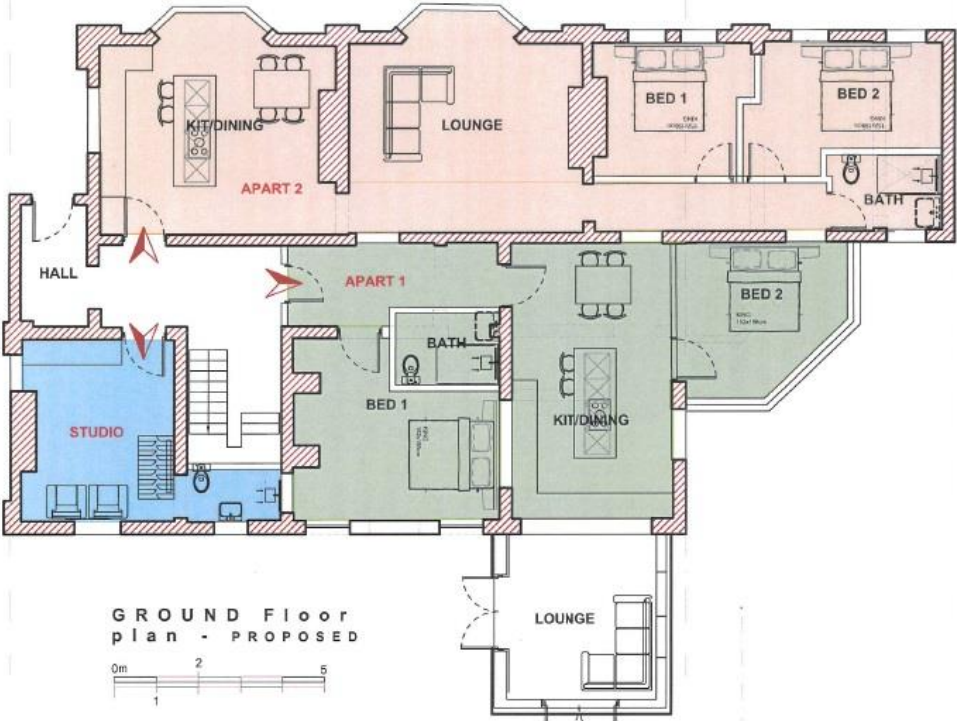
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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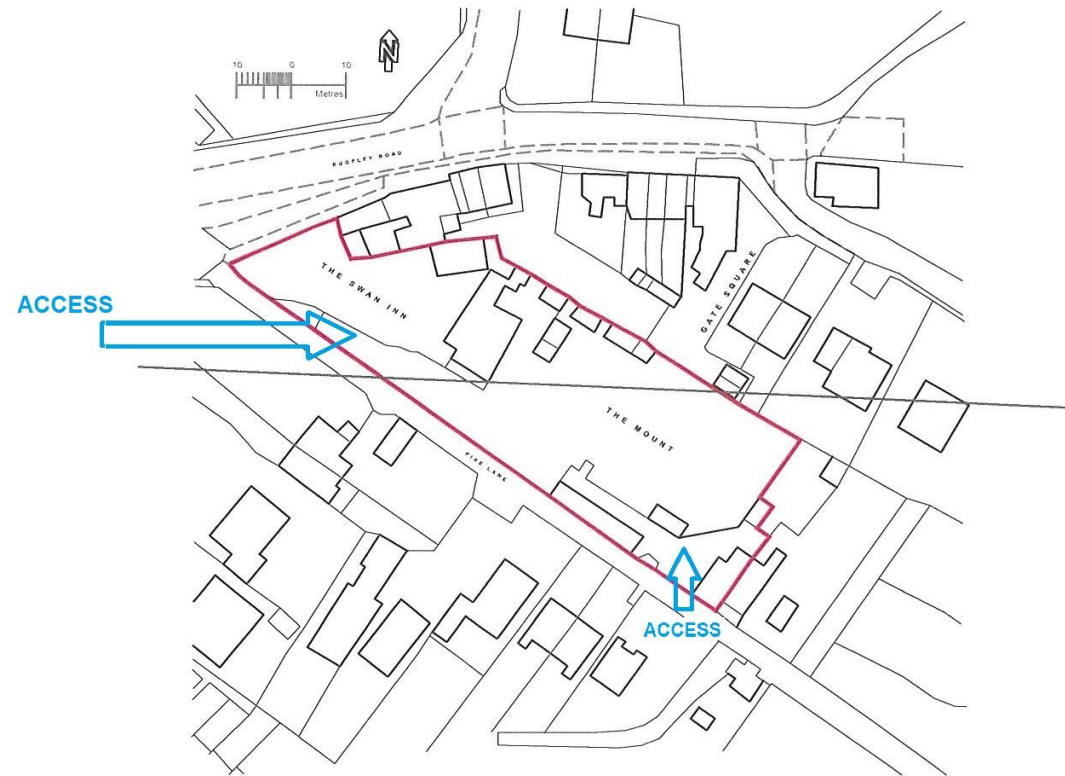
POTENTIAL CONVERSION OF MAIN HOUSE TO APARTMENTS A



VILLA - PROPOSED PLANS FIRST FLOOR



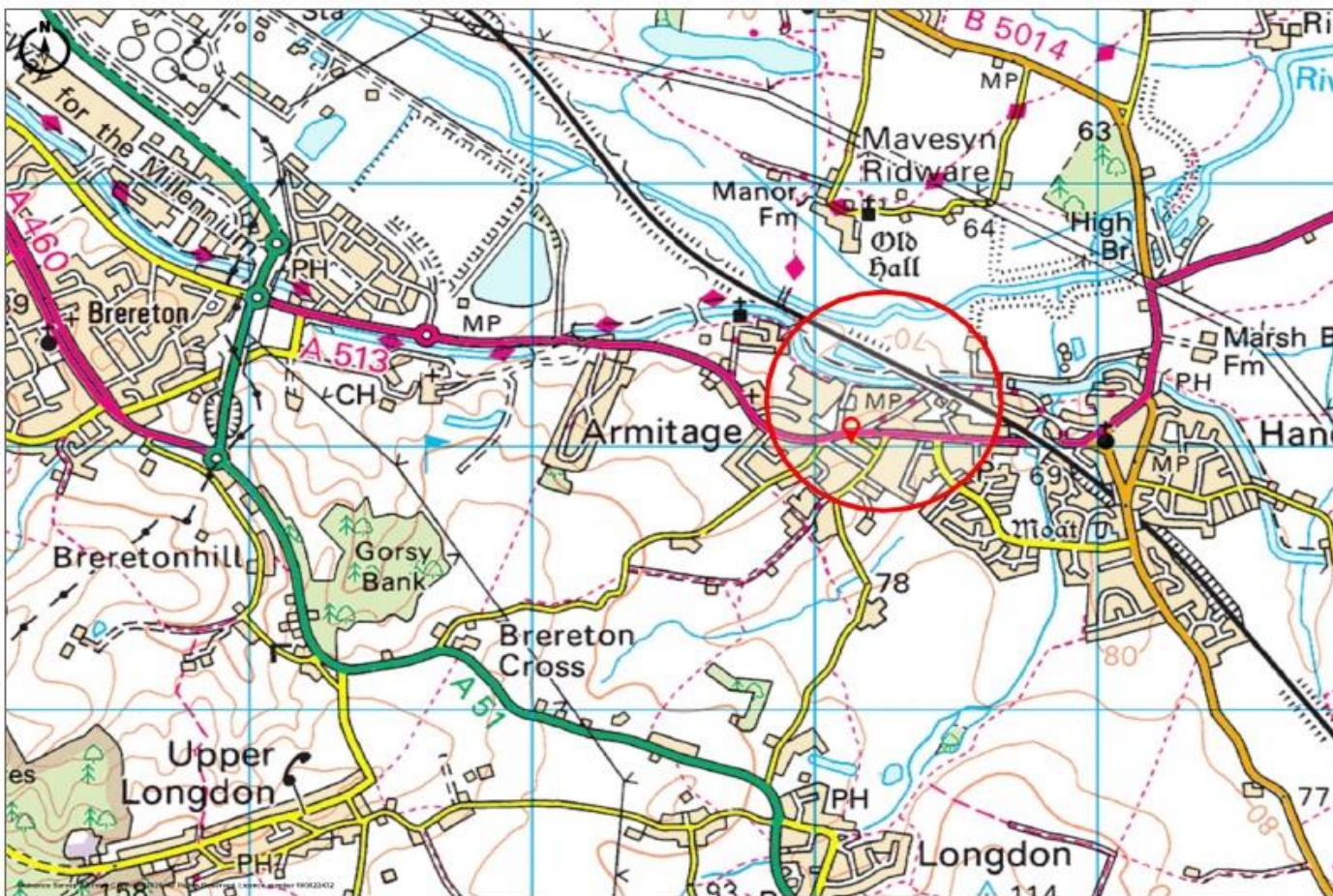
LOCATION Plan 1:1250 @A3



ACCESS

It should be noted there are two access points from Pike Lane into the garden areas.





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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	40	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	71

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