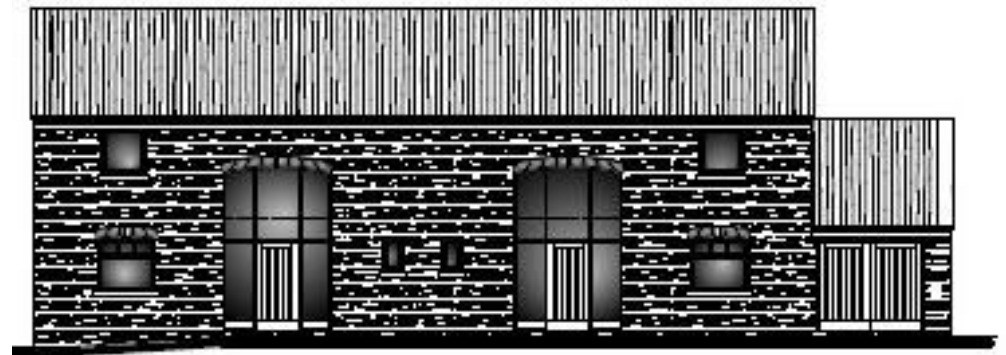


New Home Development

Orchard Lane, Alton, ST10 4FU

John
German



New Home Development, Orchard Lane

Alton, ST10 4FU

Prices from £340,000

Preliminary announcement of this delightful small and exclusive cul de sac development of only 11 homes situated on the edge of this highly desirable and well regarded village.

With expected completion from summer of 2024, early consideration of this attractive small private development of high specification new build homes is strongly recommended to enable the opportunity to have an input of the finish and specification. The traditional construction will meet or exceed current building regulations and come with a 10 year insurance backed structural warranty, and with running costs in mind they will be built with extremely high specification insulation and an element of photovoltaic cells on the roofs, quality joinery and luxury finish throughout.

Personal input is available at present for the final layouts of all finishes and kitchens (all properties will have under floor heating to the ground floor).

Externally the properties will have paved patios and turfed lawns and the garages will have electric remote control doors.

Situated on the edge of this highly sought after and well regarded village within easy reach of its wide range of amenities including a convenience shop, first school, health centre, public houses and eateries, playing field and hair salon. Several walks through the beautiful surrounding countryside are also on the doorstep through the Chumet Valley towards Oakmoor and Dimmingsdale. The towns of Uttoxeter, Ashbourne and Cheadle are all within easy commutable distance as are the world headquarters of JCB and the award winning Denstone Hall farm shop.

Number 1 - To be released

Number 2 - to be released

Number 3 - to be released

Number 4 - Attractive three bedroom, two bathroom semi detached home with attached garage, garden enjoying a degree of privacy. Guide price £340,000

Number 5 - Attractive three bedroom, two bathroom semi detached home with attached garage, garden enjoying a degree of privacy. Guide price £350,000

Number 6 - Individually designed three bedroom detached home with spacious ground floor accommodation including a glazed rooflight in the principal area, garden enjoying a degree of privacy and a attached garage. Guide price £475,000.

Number 7 - Spacious individually designed three bedroom, two bathroom semi detached home with study, garden enjoying degree of privacy and attached garage. Guide price £450,000.

Number 8 - Spacious individually designed three bedroom, two bathroom semi detached home with study, garden enjoying degree of privacy and parking. Guide price to be released.

Number 9 - Attractive four bedroom detached home with integral garage, open plan living dining kitchen and separate study, garden enjoying degree of privacy. Guide price £595,000.

Number 10 - Attractive four bedroom detached home with integral garage, open plan living dining kitchen and separate study, garden enjoying degree of privacy and views. RESERVED

Number 11 - Individually designed family home with spacious accommodation over three floors, garden enjoying privacy with far reaching views, detached double garage. RESERVED

what3words: prompt.bands.hence

Directions: On entering the village of Alton along Denstone Lane, follow the road around to the left onto Tythe Barn, the development can be found on the left hand side as identified by the John German Board.

Please note:

The property road will be managed by a management company with an anticipated annual charge of approx. under £300.

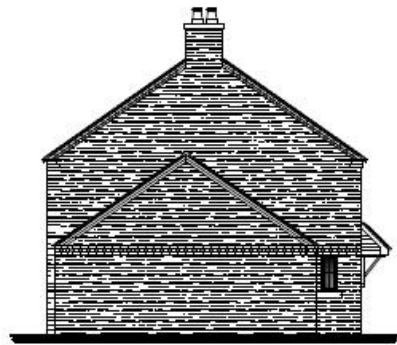
Plots 4 and 5



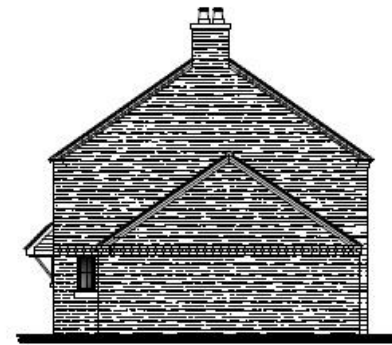
East Elevation



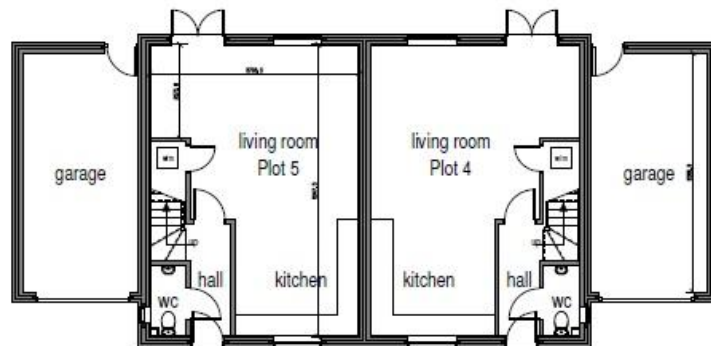
West Elevation



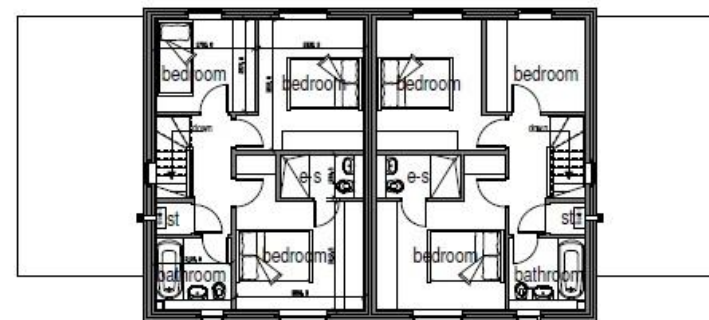
South Elevation



North Elevation



Ground Floor Plan



First Floor Plan

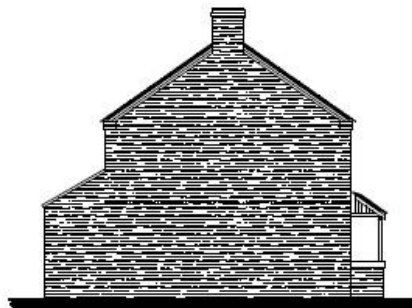
Plot 6



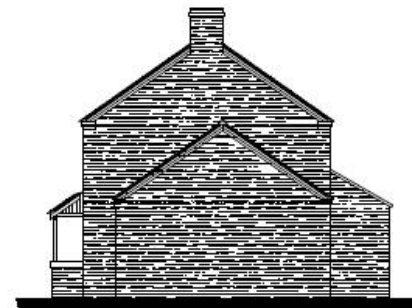
East Elevation



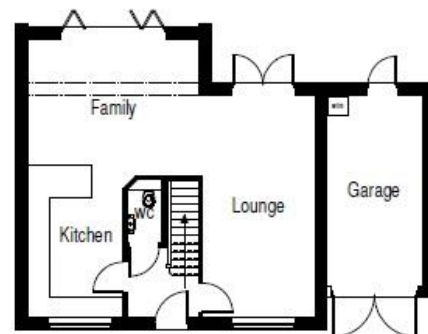
West Elevation



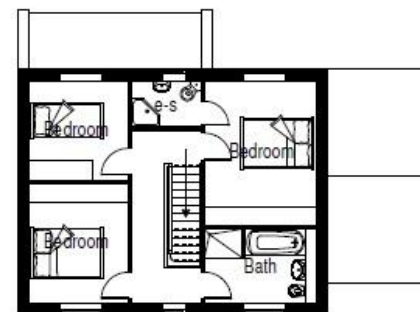
South Elevation



North Elevation



Ground Floor Plan

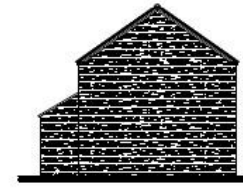


First Floor Plan

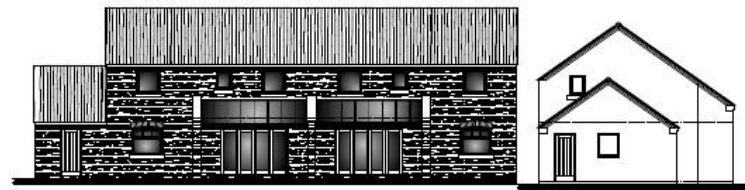
Plots 7 and 8



South East Elevation



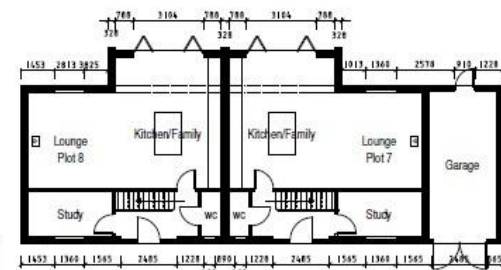
South West Elevation



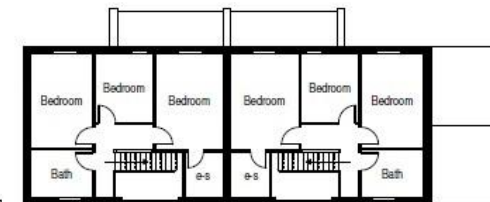
North West Elevation



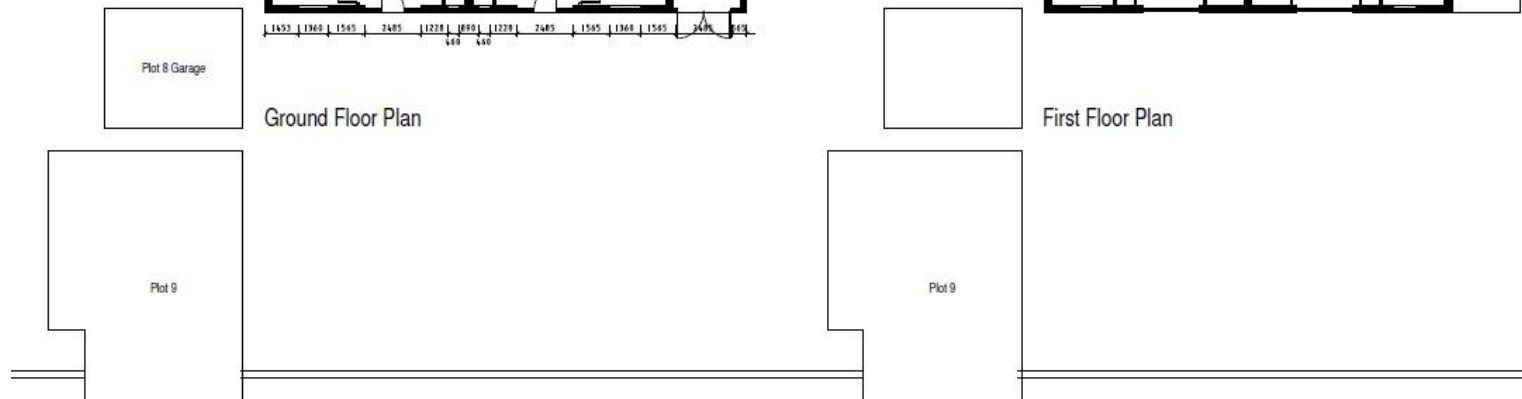
North East Elevation



Ground Floor Plan



First Floor Plan



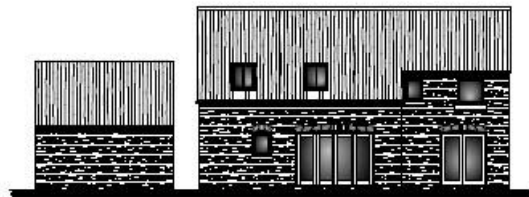
Plot 9



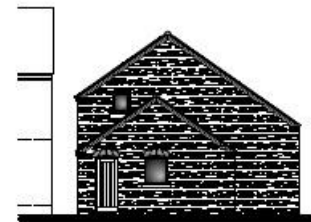
North East Elevation



South East Elevation



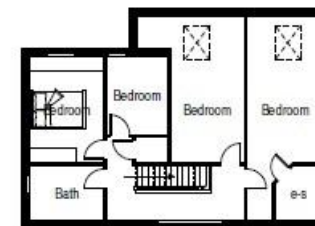
Rear Elevation



North West Elevation



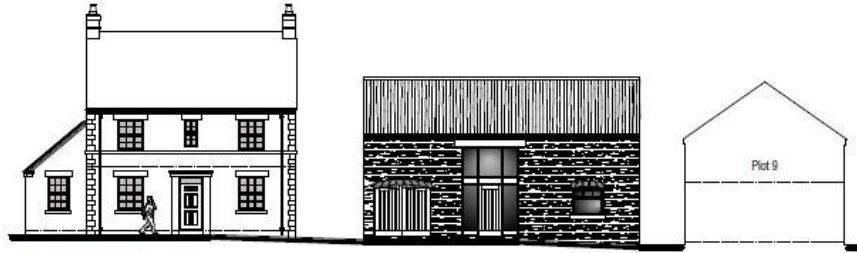
Ground Floor Plan



First Floor Plan



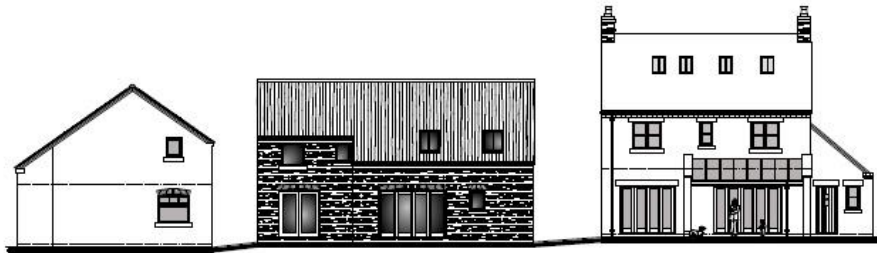
Plot 10



North West Elevation



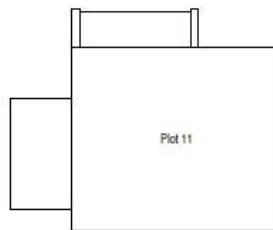
North East Elevation



South East Elevation



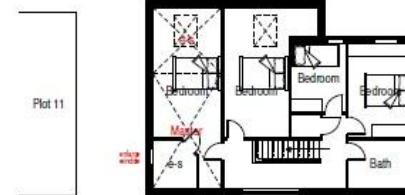
South West Elevation



Ground Floor Plan



Plot 9



First Floor Plan

Plot 9

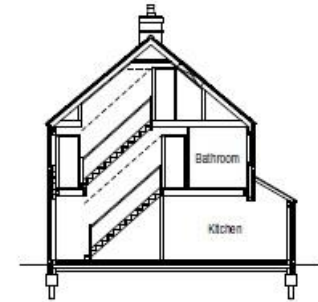
Plot 11



North West Elevation



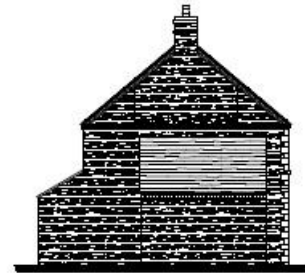
South East Elevation



Cross Section



South West Elevation



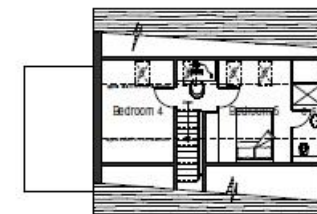
North East Elevation



Ground Floor Plan



First Floor Plan



Attic Floor Plan



Examples of specification and finish from previous developments





Examples of specification and finish from previous developments

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

Property construction: TBC **Parking:** Driveways **Electricity supply:** Mains

Water supply: Mains **Heating:** TBC

Sewerage: Mains. Each property will have a small packaged pump to enable the mains drainage. (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC. See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/ Tax Band: East Staffordshire Borough Council / Tax Bands not yet allocated

Useful Websites: www.gov.uk/government/organisations/environment-agency www.eaststaffsbc.gov.uk

Our Ref: JG A/12012024

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 the property. 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.

Agents' Notes

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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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