



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided. This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert. Where existing trees are to be retained they should be subject to a full Arboicultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting. Geoff Perry Associates Limited do not accept any responsibility for any losses (financial or otherwise) to any Client or third party arising out of the Clients (be it Developer or Contractor but not limited thereto) non-compliance with above mentioned provisions. (c) This drawing is the property of Geoff Perry Associates Limited and may not be copied or used for any purpose other than that for which it is supplied without the express written authority of Geoff Perry Associates Limited.

A - Front Gable added. AJOT 06/10/2023
Rev: Description: Initials: Date:

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Client:
Barnt Green Developments

Project:
Newland Lane, Droitwich

Title:
Elevations - House Type A (Brick)

Date: 04 / 10 / 2023 Scale: 1:100 @ A3
Drawn by: AJOT Checked by: GPA

Job No. Drg No. Rev.
A 1098 03 A

Scale Check :
1:1250 0 10m 20m 30m 40m 50m 60m

**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

Property Description

BUILDING PLOT - APPROVED PLANNING PERMISSION FOR A SPACIOUS DETACHED FAMILY HOME OF 2829 SQ FT / 262.8 SQ M SITUATED ON THE SOUTHERN FRINGES OF DROITWICH.

PLANNING APPLICATION NUMBER:
WYCHAVON W/24/01808/FUL

ACCOMMODATION BRIEFLY COMPRISES:

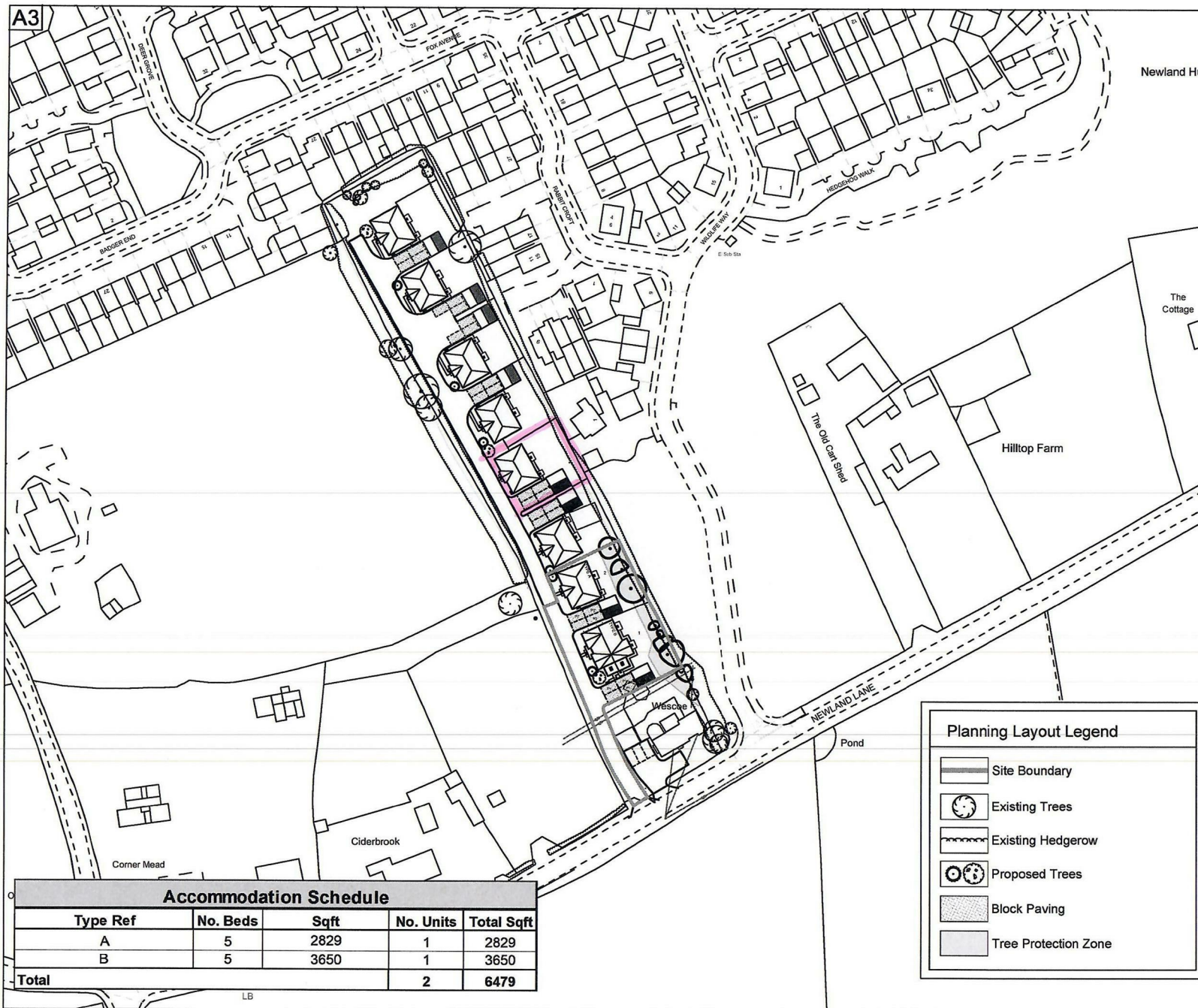
RECEPTION HALL
LIVING ROOM
DINING ROOM
OFFICE
KITCHEN DINING FAMILY ROOM
UTILITY ROOM CLOAKROOM/WC
FIVE DOUBLE BEDROOMS - THREE WITH
ENSUITE BATH OR SHOWER ROOM
FAMILY BATHROOM

OUTSIDE - PRIVATE GARDENS, DOUBLE
GARAGE & OFF ROAD CAR PARKING
SPACES X4

SERVICED PLOT - FOUL DRAINAGE, BT,
ELECTRIC & MAINS WATER. SURFACE
WATER TO A SOAKAWAY. HEATING IS
PROPOSED/WILL TO BE AIR SOURCE
HEAT PUMP. ACCESS DRIVE IS UNDER
CONSTRUCTION.

AGENTS NOTE: There are 3 further plots
currently under construction at the site
(Plots 6&7 3230 sq ft and Plot 8 3767 sq ft)





Accommodation Schedule				
Type Ref	No. Beds	Sqft	No. Units	Total Sqft
A	5	2829	1	2829
B	5	3650	1	3650
Total			2	6479

Planning Layout Legend

Site Boundary

Existing Trees

Existing Hedgerow

Proposed Trees

Block Paving

Tree Protection Zone

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Rev: Description: Initials: Date:

Geoff Perry Associates Limited
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Client:
Barnt Green Developments

Project:
Newland Lane, Droitwich

Title:
Planning Layout

Date: 27 / 09 / 2024 Scale: 1:1250 @ A3
Drawn by: AJOT Checked by: GPA

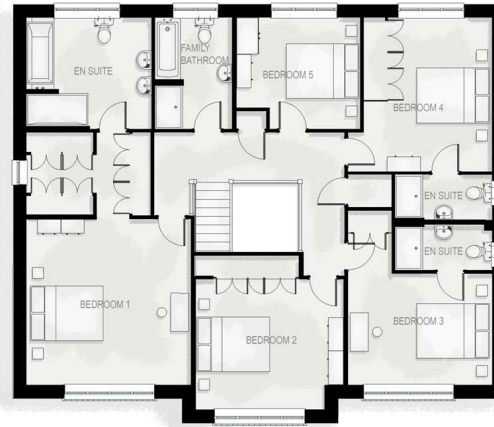
Job No. Drg No. Rev.
A 1130 14 A

Scale Check :
1:1250 - 0 10m 20m 30m 40m 50m 60m
1:100 - 0 1m 2m 3m 4m 5m
1:50 - 0 1m 2m
1:500 - 0 10m 20m

A3



GROUND FLOOR PLAN



FIRST FLOOR PLAN

The Contractor is to check and verify all building and site dimensions, levels and corner points at all connection points before work starts. The Contractor is to comply with all aspects with current Building Regulations, British Standards, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specified herein on the drawings. The drawings must be read with and interpreted against any applicable Building Regulations, British Standards and other relevant documents. The drawings are not intended to show details of foundations, ground conditions or ground coverings. Each area of ground shall be subject to a suitable method of investigation including but not limited to the following: A suitable method of investigation should be provided allowing the existing ground conditions, any existing or future ground coverings and/or where the ground should be further investigated for a suitable report. Any additional construction should indicate typical slopes for guidance only & should be further investigated by a suitable expert.

Where existing levels are to be retained they should be subject to a full geotechnical investigation for safety. All trees are to be protected or as to remove they are a minimum of 5 metres from buildings and 1 metre from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed new planting. Ground/Firm foundations (unless do not avoid any responsibility for any issues (ground or otherwise) to any Client or third party arising out of the Client's Use & Development or Contractor but not third parties' responsibility with any involvement in the project.

(2) The drawings are the property of Geoff Perry Associates Limited and may not be copied or used for any purpose other than that for which it is supplied without the express written authority of Geoff Perry Associates Limited.

A Front Gable added. AJOT 6/10/2023
Rev: Description: Initials: Date:



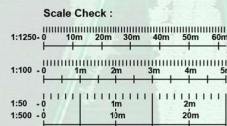
Client:
Barnt Green Developments

Project:
Newland Lane, Droitwich

Title:
Floor Plans - House Type A

Date: 04 / 10 / 2023 Scale: 1:100 @ A3
Drawn by: AJOT Checked by: GPA

Job No. Drg No. Rev.
A 1098 04 A



Key Features

- Building Plot For a Spacious Detached Family Home & Detached Double Garage- 2829 SQ FT / 262.8 SQ M
- Planning Number W/24/01808/FUL
- Serviced Plot - Foul Drainage, BT, Electric & Mains Water. Surface water to a soakaway.
- Heating to be provided by Air Source Heat Pump (not included)
- Access Drive currently under construction

Guide Price
£300,000

EPC Rating - TBC

Tenure - Freehold

Council Tax Band - ~~NBC~~ Build

Local Authority - Wychavon CC
Wychavon

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