



Land adjacent to Pool Farm, Stockwell Heath, Rugeley

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Land adjacent to Pool Farm,  
Stockwell Heath, Rugeley  
Staffordshire **WS15 3LZ**

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A rare chance to buy a 2.79 acre building plot  
with planning granted for an architecturally  
innovative paragraph 79 home.

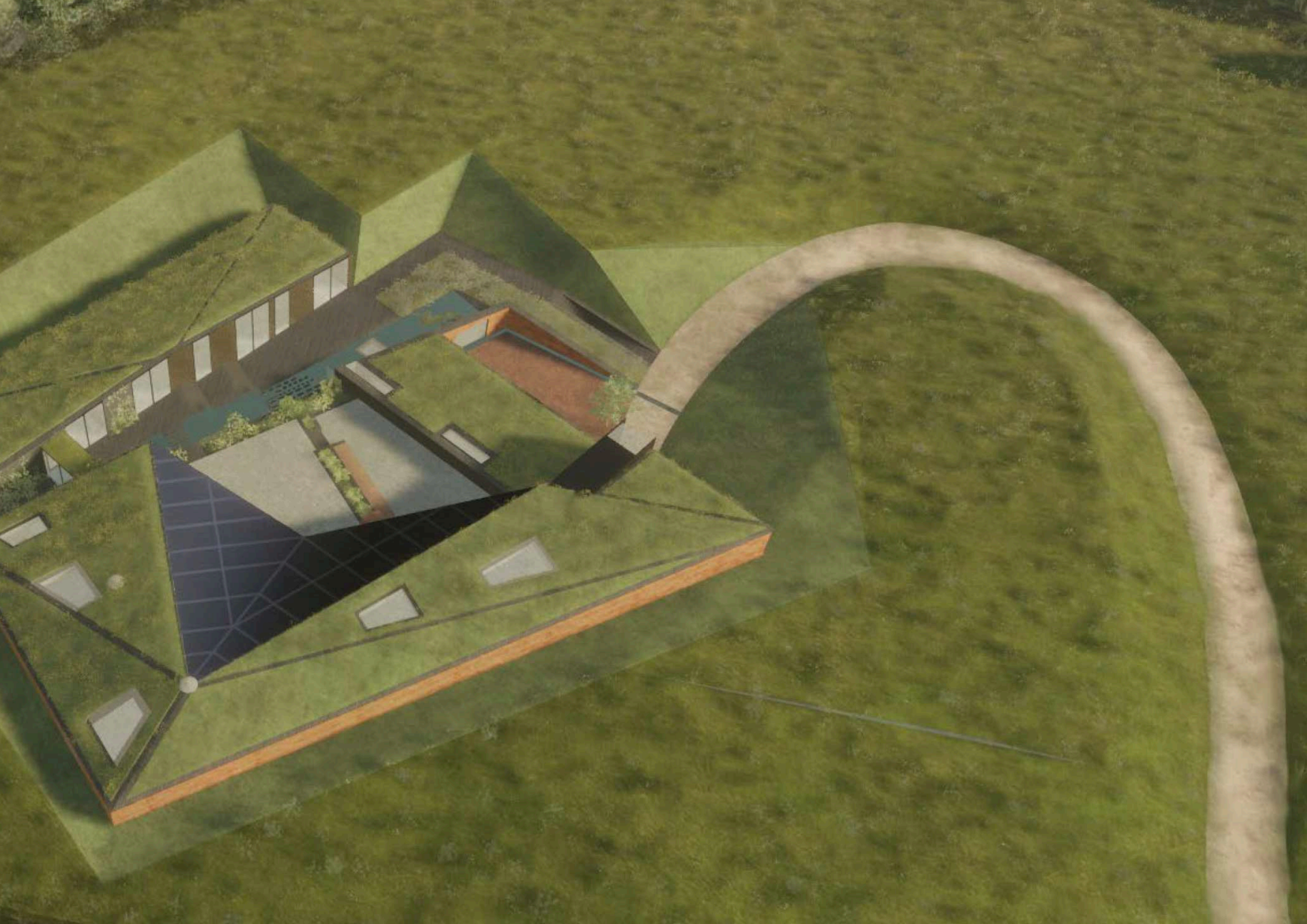


6.65

**Tenure:** Freehold

**Local authority:** Lichfield City Council





## Location

This spectacular plot is set in an enviable location just outside the village of Colton in rural Staffordshire. The village of Colton boasts a primary school, a church, two pubs serving food and its own village hall which offers weekly activities to include the history society meetings and various social clubs, along with an extensive events programme.

The market town of Rugeley is about one mile away and offers a selection of shops, pubs and eateries, a leisure centre, railway station and a theatre.

The area provides many recreation opportunities. Cannock Chase (an AONB) is close by and has a selection of walks and cycling trails. Other places of interest include Alton Towers, Shugborough Hall, Hoar Cross Hall Spa, and the Cathedral city of Lichfield for its shopping and culture, which includes the Garrick Theatre.

The plot is well placed for access to the regional road network with the A50 being within easy reach at Uttoxeter and providing a link to the M1 and M6 motorways. The A38 at Lichfield provides a link to the M42. Rugeley Trent Valley is less than a mile away and offers direct train services to Birmingham New Street and London Euston.

There is an excellent range of schooling within the area including Abbotsholme School, Newcastle-under-Lyme School, Denstone College, Lichfield Cathedral School, and Thomas Alleyne's School in Uttoxeter.





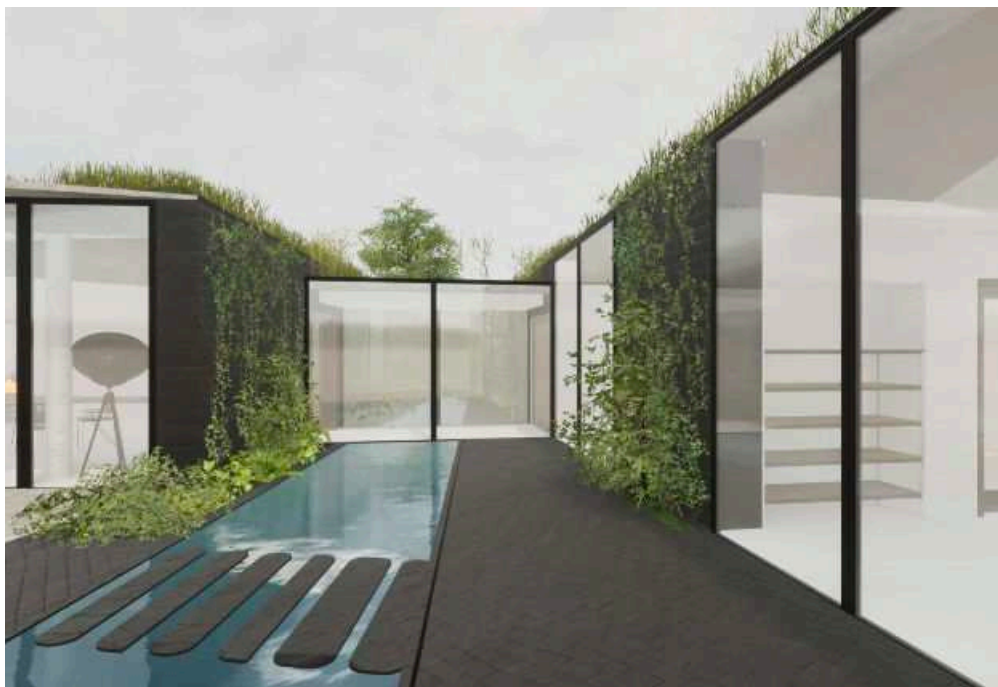
## Land adjacent to Pool Farm

Having been granted permission under Paragraph 79 of the National Planning Policy Framework, land adjacent to Pool Farm offers an extremely rare opportunity to acquire a vast single-building plot extending to approx. 2.79 acres with permission granted for a property of exceptional architectural design.

The house, known as Marl House, will offer expansive accommodation across two floors. Sustainability has been placed at the heart of the design by the multi-award-winning BPN Architects, with the approved scheme demonstrating a net biodiversity gain.

Once constructed, Marl House will offer over 10,000 sq. ft. of accommodation with six bedrooms which briefly comprise an entrance hall, cloakroom, guest WC, integral triple garage, gym, cinema room, salon, open plan kitchen and dining room with pantry/laundry, lounge, games room, family room, office, principal suite with en suite and dressing room, guest suite with en suite and dressing room, two further en suite bedrooms and two Jack and Jill bedrooms.

Externally the house will be set into the landscape, and include an array of eco features such as triple glazing, PV panels, heat recovery, ground source heat pump, and a natural grass roof. There is an extensive landscaping scheme that would provide a delightful meadowed setting.



## Services

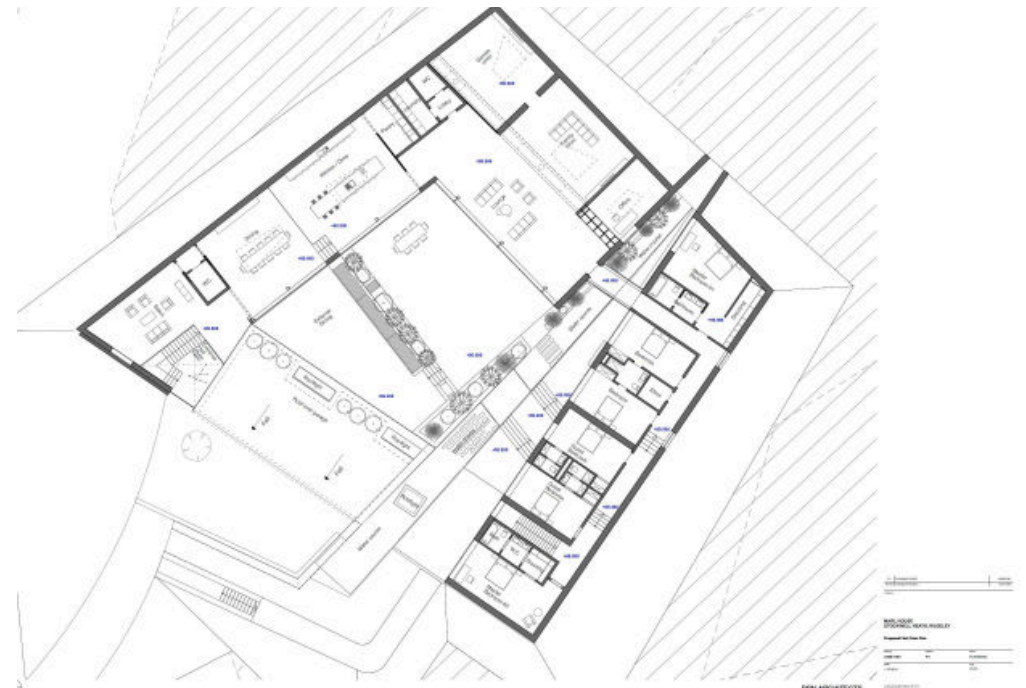
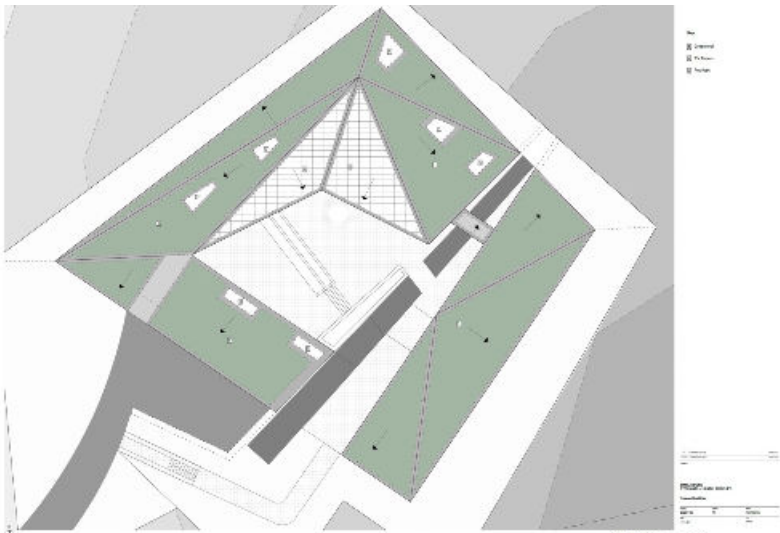
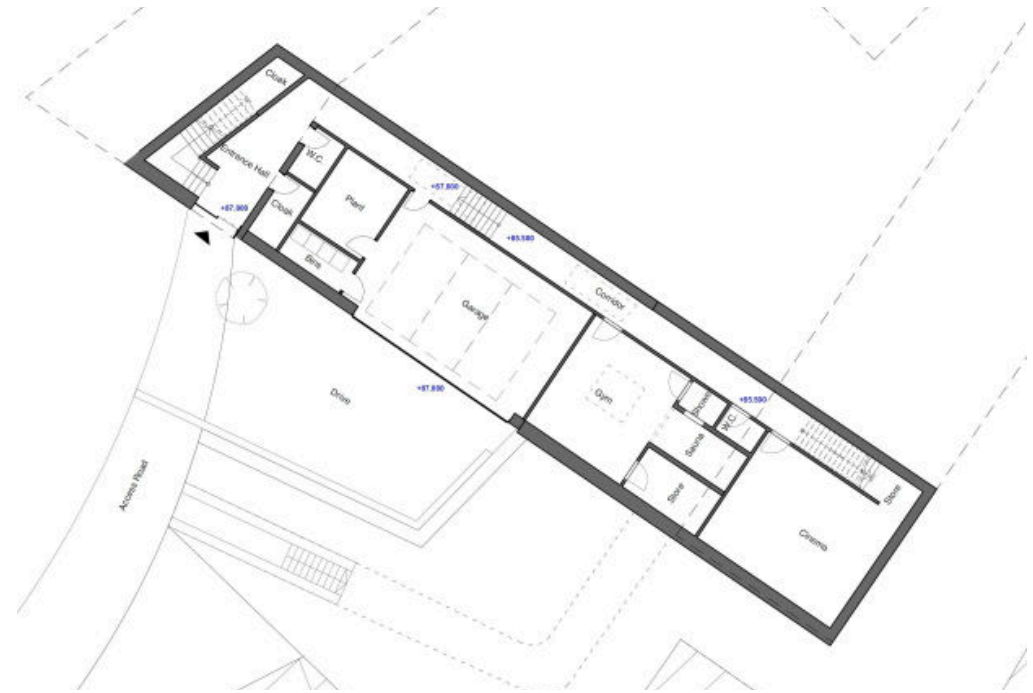
We are not aware that there are any mains services to the site. Interested parties should investigate the suitability and availability of services within proximity of the site.

## Agents Note

The site is subject to a Section 106 agreement. Further details can be obtained from Lichfield City Council under planning reference 21/01217/ FUL. There are various pre-commencement application conditions that a purchaser should be aware of.

## Directions (postcode WS15 3LZ)

WhatThreeWords - [///shoulders.traders.awesome](https://www.what3words.com/#!/share/shoulders.traders.awesome)



Moor Ln.

Northwards Ln.

+87.50

+88.50

+89.50

+90.50

+91.50

+92.50

+93.50

Public Right of Way  
(Indicatively Shown)

Oil pipe line with 3m  
assessment on either side

+93.50

+94.50

+95.50

+96.50

+97.50

+98.50

+99.50

Indicative location of  
proposed HSZ Railway Line

Notes

Parking provision

Up to four visitor parking spaces available:

Boundary treatments

Please refer to Landscape Architect drawing "788\_100\_PL03\_Landscape Masterplan" for details of boundary treatments.

P2	Discussions: Adjoining boundary wall, planting issue	16/07/2011
P1	Review of P2	16/07/2011
Final	Final presentation	16/07/2011

MARL HOUSE  
STOCKWELL HEATH, RUGELEY

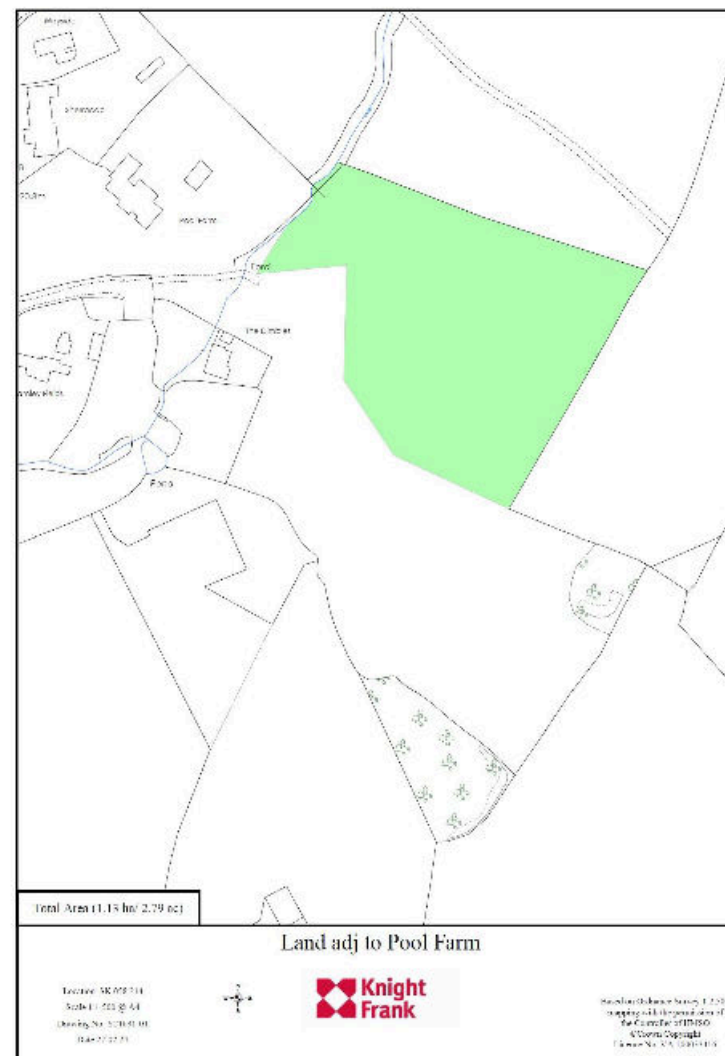
Proposed Site Plan

Project	Phase	Date
2428-101	P2	PLANNING
Scale	Sheet	Date
1:1000 (A1)	02/01	2011



BPN ARCHITECTS

A fully qualified landscape architect  
No. 2428-101  
bnp@bnparchitects.co.uk  
www.bnparchitects.co.uk



**Knight Frank**  
**Stafford**  
 Stafford Enterprise Park  
 Weston Road Stafford  
 ST18 0BF  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more  
**Mitchell Glassey**  
 01785 331960  
[mitchell.glassey@knightfrank.com](mailto:mitchell.glassey@knightfrank.com)

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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