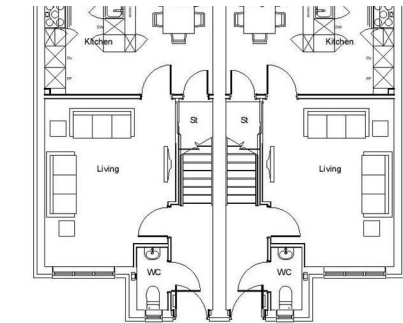
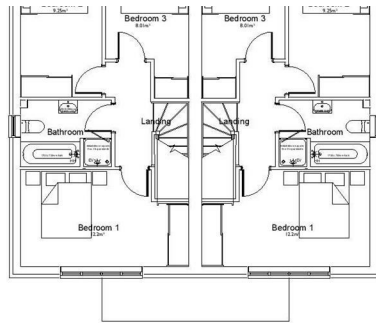




Ground Floor Plan
 Scale 1:100



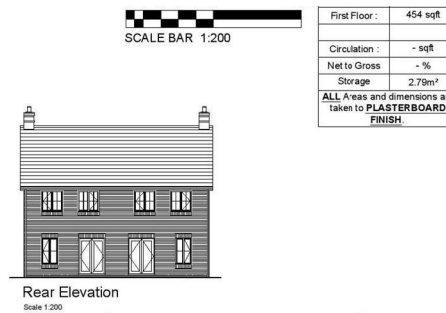
First Floor Plan
 Scale 1:100



Front Elevation (Brick)
 Scale 1:100



Front Elevation (Render)
 Scale 1:100



Rear Elevation
 Scale 1:200



Side Elevation
 Scale 1:200



Side Elevation
 Scale 1:200



Side Elevation
 Scale 1:200



Side Elevation
 Scale 1:200

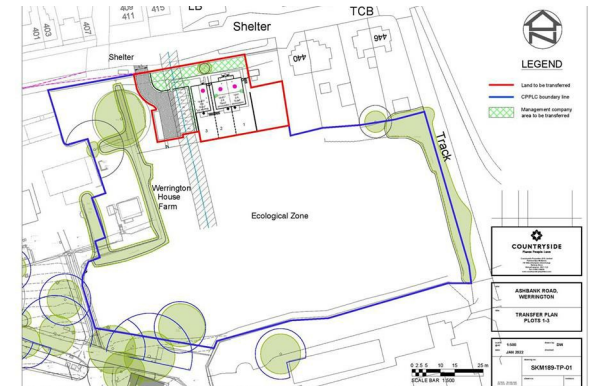


SCALE BAR 1:200

First Floor :	454 sqft
Circulation :	- sqft
Net to Gross	- %
Storage	2.79m²
ALL Areas and dimensions are taken to PLASTERBOARD FINISH.	



The Bourne SA Detached
 BRNDSA-01



The Hollinwood

434 to 438 (even) Ash Bank Road, Werrington, Staffordshire, ST9

Asking Price £199,000

- Development opportunity, three building plots
- Plots 1 & 2 Gross Area 938 sqft
- Gardens to the rear
- Planning approval SMD/2021/0694
- Two three bedroom semi-detached homes (Plots 1 & 2) Hollinwood Design
- Plot 3 Gross Area 910 sqft
- Ecological zone to the rear
- One three-bedroom detached home (Plot 3) Bourne SA Design
- Two allocated parking spaces
- The price advertised is subject to VAT

434 to 438 (even) Ash Bank Road, Werrington ST9 0DU

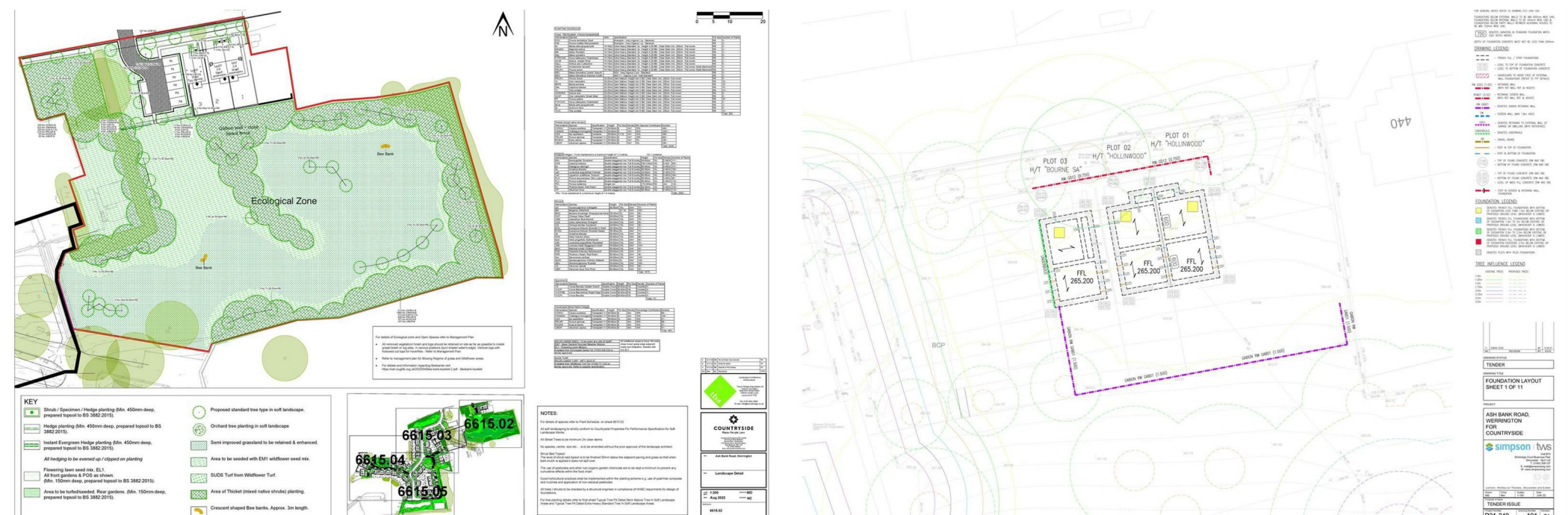
The price advertised is subject to VAT.

Nestled in the charming area of Werrington, Staffordshire Moorlands, this exceptional building plot presents a unique opportunity for those looking to create their dream home. Located conveniently off Ash Bank Road, the site comprises three thoughtfully designed plots, each offering a blend of modern living and comfort.

Plots 1 and 2 feature a delightful Hollinwood design, boasting a generous gross area of 938 square feet. These semi-detached homes are designed with family living in mind, featuring a welcoming hallway, a convenient WC, a spacious living room, and a dining kitchen on the ground floor. The first floor comprises a landing,



Council Tax Band:



Plot 1 & 2, Hollinwood Design

Hallway

WC

Living Room

Dining Kitchen

First Floor

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Rear Garden & Two Allocated Parking Spaces

Plot 3, Bourne SA Design

Hallway

Living Room

Dining Kitchen

WC

First Floor

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Rear Garden & Two Allocated Parking Spaces

Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band



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