



**Development Site at Gravel Bank Farm Nursery  
Caverswall Common, Caverswall, Staffordshire**



**Development Site**  
**At**  
**Gravel Bank Farm Nursery,**  
**Caverswall Common,**  
**Caverswall,**  
**Staffordshire,**  
**ST10 3JX**

**For Sale by Private Treaty as a whole extending to 0.63 of an Acre**

**Asking Price £650,000**

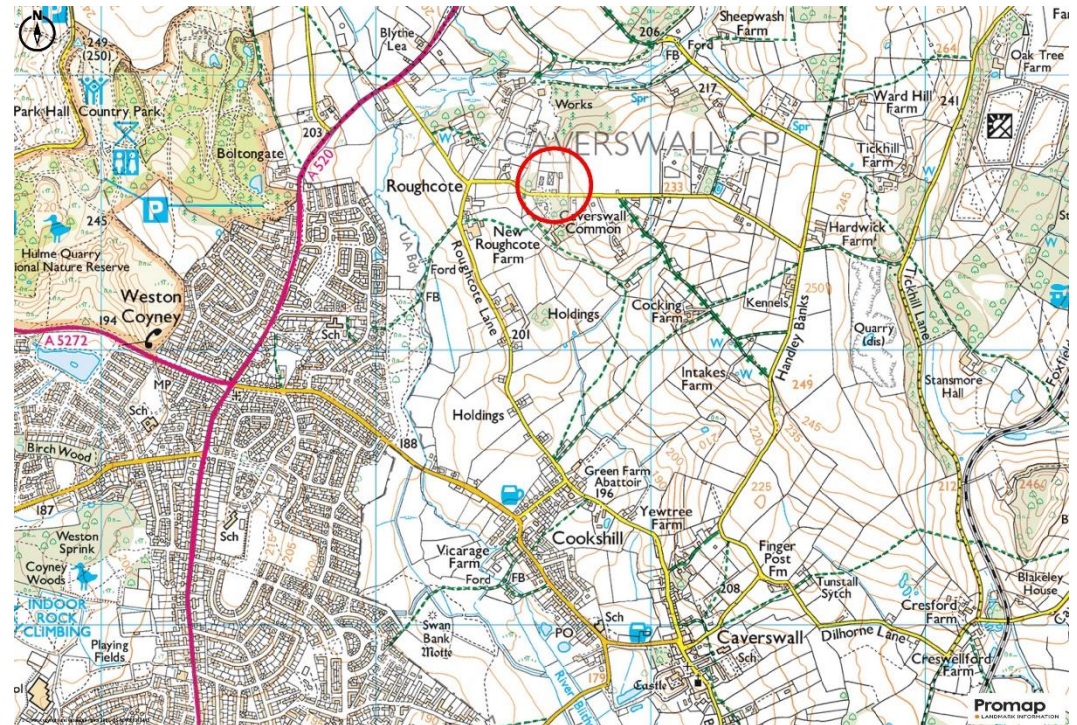
**A RARE AND EXCITING OPPORTUNITY IN THIS RURAL LOCALITY TO ACQUIRE A DEVELOPMENT SITE WITH PLANNING PERMISSION TO CREATE A CUL DE SAC OF THREE EXCLUSIVE THREE-BEDROOM DWELLINGS WITH ANCILLARY GARAGING, GARDENS AND PARKING AREAS ON A FORMER NURSERY SITE.**

**LOCATION**

Gravel Bank Farm is located to the north of a quiet 'C' classified country lane which joins with the A520 Leek to Stone Road a short distance to the west. The historic village of Caverswall is approximately 1.70 km to the south and is a parish and village of approximately 1,000 people situated in the southwest of the Staffordshire Moorlands and to the south east of the conurbation of Stoke-on-Trent, known as "The Potteries". It is made up of two areas Caverswall and Cookshill.

Caverswall has two churches – St Peters C of E Church and St Filumenas RC Church, two primary schools named after the two churches, two public houses – The Red House and The Auctioneers Arms, which is a community owned pub.

The site is surrounded by open countryside and from the property there is a network of public footpaths from which to enjoy the area.



## **VIEWINGS**

Strictly by prior appointment via the selling agents Leek Office.

## **DIRECTIONS**

From our Leek office take the A520 Cheddleton Road and proceed through Wetley Rocks and carry straight on at the Cellarhead crossroads. Continue on this road taking the first main turning left into Roughcote Lane and at the crossroads continue straight ahead following the lane and the property is situated on the left-hand side identifiable by our For Sale board.

'What3Words' – [///nightfall.noodle.microfilm](https://www.what3words.com/nightfall.noodle.microfilm)

## **DESCRIPTION**

The site area extends to approximately 0.63 of an acre (as shown edged red on the site plan) and constitutes the site of a former nurse's home with ranges of glass houses and polytunnels (not included with the sale of the land) associated with the retail garden centre that previously operated from this site.

In 2022 outline application SMD/2022/0344 granted outline consent for the erection of up to 4 no. bungalows on the site with conditions and subsequently in 2024 a reserved matters application SMD/2024/0155 was submitted and approved concerning matters of scale, siting, appearance, landscaping and means of access, as per the requirements of Condition 3 of the outline consent (SMD/2022/0344).

The approved plans provide for the following:

### **Plot 1**

Plot 1 will comprise of a rectangular shaped building, occupying a gross internal floor area of 99.60m<sup>2</sup>, and whose accommodation will comprise of an entrance hallway, lounge, kitchen/diner, utility, three bedrooms (master with ensuite) and a family bathroom. Plot 1 will also be served by a detached single garage.

### **Plots 2 and 3**

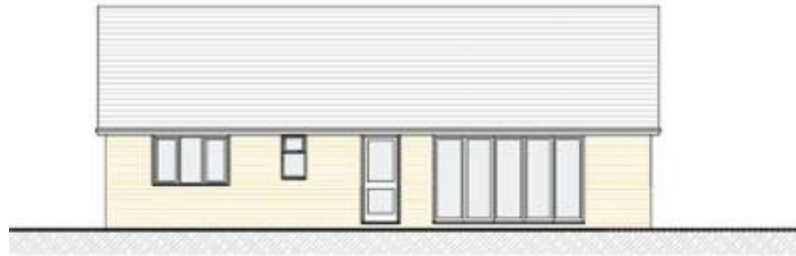
Plots 2 and 3 will comprise of a 'T' shaped building occupying a gross internal floor area of 120m<sup>2</sup>, and whose accommodation will comprise of an entrance hallway, lounge, kitchen, dining room, utility, three bedrooms (master with ensuite) and a family bathroom. Both plots will also benefit from a detached double garage.

All three of the dwellings are to comprise of single storey bungalows not exceeding 5.3 metres in height, in accordance with the requirements of Conditions 9 and 19 of the outline consent (SMD/2022/0344).

All of the bungalows are to be constructed from facing brickwork with a pitched grey tiled roof atop and will have a large area of private amenity space to its rear, with a minimum of two off-street parking spaces also provided to serve each dwelling.

Vehicular access to the site will be direct off the adopted lane via a new access that will be shared with the farmhouse (which is to be retained by the seller) and shown shaded yellow on the site plan.

# Plot 1



West Elevation Scale 1:50



South Elevation Scale 1:50



East Elevation Scale 1:50



North Elevation Scale 1:50



Floor Plan Scale 1:50



Site Location Scale 1:500

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Level	Room	Area
0.00	Living Room	15.00
0.00	Kitchen	10.00
0.00	Bedroom 1	12.00
0.00	Bedroom 2	10.00
0.00	Bedroom 3	10.00
0.00	Bathroom	5.00
0.00	Corridor	3.00
0.00	Front Porch	2.00
0.00	Back Porch	2.00
0.00	Garage	10.00
0.00	Driveway	10.00
0.00	Plot Area	100.00

No.	Description	Date

**MAC**  
ARCHITECTURAL DESIGN LTD  
Market House, 123 Market Road, London, E15 1AB  
020 8000 1234

Client:  
**Mr & Mrs Bettaney.**

Project:  
Proposed Residential Development  
on Land at Gravel Bank Farm  
Coverwall Common, Coverwall,  
Stoke on Trent,  
Staffordshire, ST11 9EU.

Title:  
**Plan & Elevations Plot 1**

Issue:  
**Planning**

Sheet 01 of 01  
Date: 15/03/2024

## Plot 2



North Elevation Scale 1:50



West Elevation Scale 1:50



South Elevation Scale 1:50



East Elevation Scale 1:50



Floor Plan Scale 1:50



Site Location Scale 1:500

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Level	Room	Area (sqm)
Level 00	Living Room	15.0
Level 00	Dining Room	10.0
Level 00	Kitchen	10.0
Level 00	Bedroom 1	10.0
Level 00	Bedroom 2	10.0
Level 00	Bedroom 3	10.0
Level 00	Lounge	15.0
Level 00	Bathroom	5.0
Level 00	WC	2.0
Level 00	Storage	5.0
Level 00	Other	5.0
Level 00	Total	100.0

No.	Description	Date

**MAC**  
ARCHITECTURAL DESIGN LTD  
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Tel: 0161 872 2222 Email: info@macad.co.uk

Client  
**Mr & Mrs Bettaney.**

Project  
Proposed Residential Development  
on Land at Gravel Bank Farm  
Caverswall Common, Caverswall,  
Stoke on Trent, Staffordshire,  
Staffordshire, ST11 8EU.

Title  
**Plan & Elevations Plot 2**

Status  
**Planning**

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Issue 01  
Date: 10/10/2010  
Ref: 1010-010





## GENERAL PARTICULARS

### WAYLEAVES, EASEMENTS AND RIGHTS OF WAY ETC.

The sellers are to reserve a right of way along the drive to their retained property (shown shaded yellow on the site plan).

The Land is sold subject to and with the benefit of all existing rights including Rights of Way whether public or private, light, drainage, water and electricity supply, and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

### SERVICES

The farm is currently supplied with mains services connected inclusive of water and electricity. The mains sewer is on the roadside boundary. Purchasers will need to arrange their own separate new connections to services following completion and the seller is to reserve the right to connect there retained property into the main sewer.

### TENURE AND POSSESSION

To be sold freehold and with vacant possession granted upon completion.

### LOCAL AUTHORITY

Staffordshire Moorlands District Council.

### PLANNING

The links to the two applications on the local authority website are as follows:

#### 2022 Outline Application SMD/2022/0344

<http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=162106>

#### 2024 Reserved matters application SMD/2024/0155:

<http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=178312>

### PARTICULARS

Particulars written July 2024

Photographs taken July 2024

## IMPORTANT NOTICE

WHITTAKER & BIGGS for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them; no employee of WHITTAKER & BIGGS has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by WHITTAKER & BIGGS or the Vendors or the Lessors of this property.
- (iii) the making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that he/she has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) the photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) where any reference is made to planning permissions or potential uses, such information is given by WHITTAKER & BIGGS in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) the Vendors reserve the right to amalgamate, withdraw or exclude any of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) the property is sold subject to reserve(s).
- (viii) WHITTAKER & BIGGS reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.