

Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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FOR SALE BY ONLINE AUCTION
11th DECEMBER 2025
REGISTER TO BID 7 DAYS PRIOR
(Unless sold Prior)

**Building Plot with Outline Planning Permission for
One Dwelling**

on the North Side of Basford View,

Cheddleton, Leek, Staffordshire, ST137HJ

Extending to 737m² or thereabouts

Guide Price £50,000 - £70,000

Situation

The land is located off the road that runs off the main Leek to Cheddleton Road towards Basford View, with the land being situated on the north side of the road as shown on the attached plan and indicated by one of our 'For Sale' boards, lying approximately 3.1 miles from Leek and 0.4 miles from Cheddleton.

Description

The land comprises a small block of land which is enclosed with a double wooden gated entrance. The land has outline planning permission for a single dwelling and enjoys a pleasant semi-rural location.

From our calculations, we believe that the land extends to 737m² or thereabouts.

The land will be of interest to those looking for a building plot with outline planning for a single dwelling, situated in a pleasant county location.

What3Words ///forensic.procured.thud

The land is shown in red on the attached plan.

Services

We understand there is no mains water connection, electricity or mains sewage, although we anticipate due to the adjacent houses that mains services are available in the area but interested parties should make their own enquiries to check the availability.

Access

The land has good road access off the road that runs off the main Leek to Cheddleton Road along the southern boundary.

Planning

The land has outline planning permission for a single dwelling. An application was submitted to Staffordshire Moorlands District Council under SMD/2024/0479 for outline permission for a single dwelling which was allowed by appeal ref APP/B2438/W/25/3367834 (copy attached) on the 9th September 2025 giving outline planning for a single dwelling with all matters other than access reserved. Interested parties will be able to access the planning documentation from Staffordshire Moorlands planning portal under reference SMD/2024/0479

Tenure and Possession

The property is held freehold and vacant possession will be given on completion.

Mapping

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

Local Authority

The local authorities are Staffordshire County Council and Staffordshire Moorlands District Council, to whom all enquiries of a planning nature should be made.

Wayleaves and Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The interested party is advised to obtain verification from their Solicitor or Surveyor.

Viewing

At any reasonable time with a set of these particulars.

Solicitors

Ms Greta Williamson
A H Brooks & Co
Derby House
Derby Street
Leek
ST13 6JG

Tel Number: 01538 383201

FOR IDENTIFICATION ONLY – NOT TO SCALE

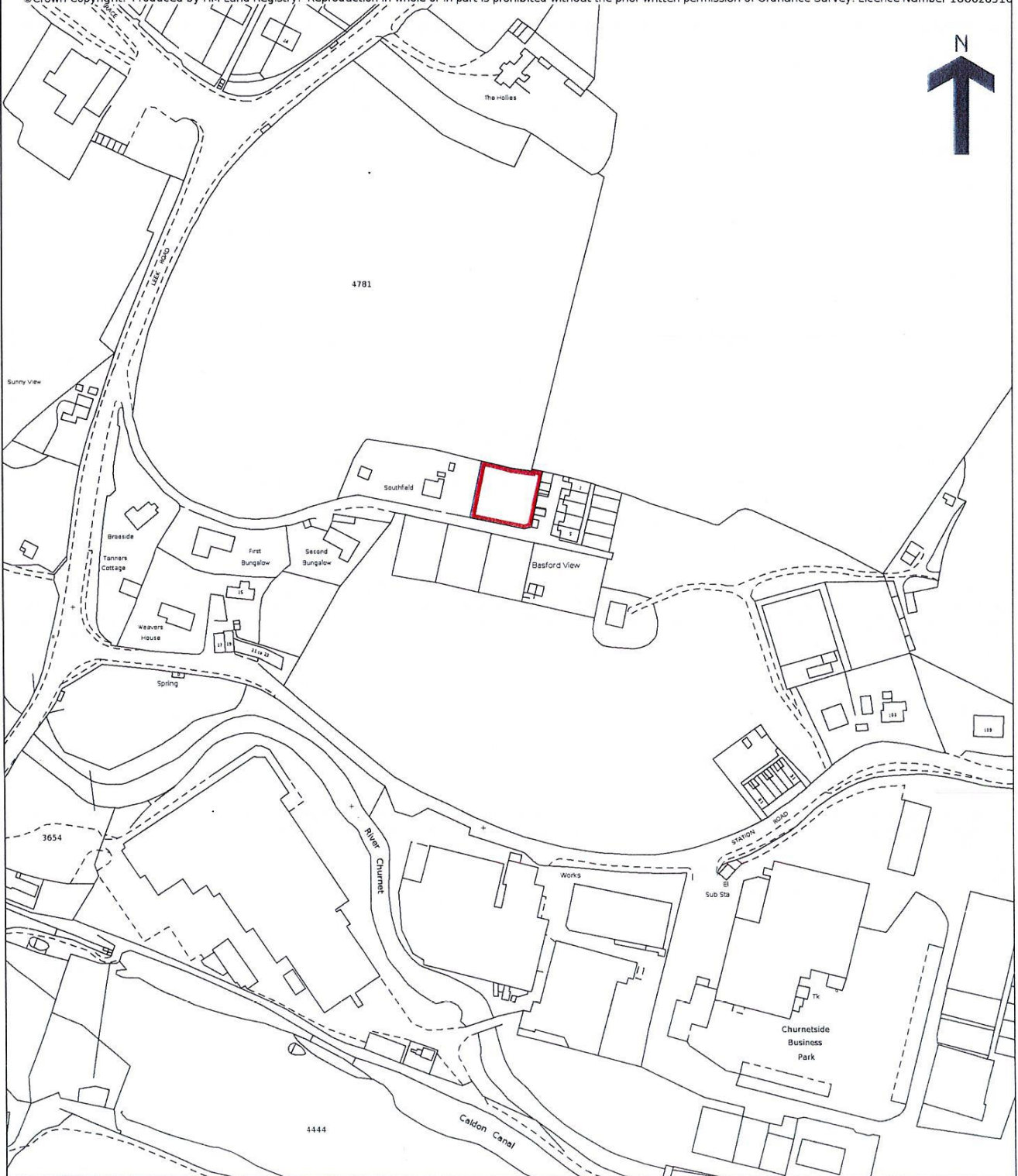
This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.
Reproduced from the Ordnance Survey Map by Permission of the Controller of H.M. Stationery Office. Crown Copyright reserved

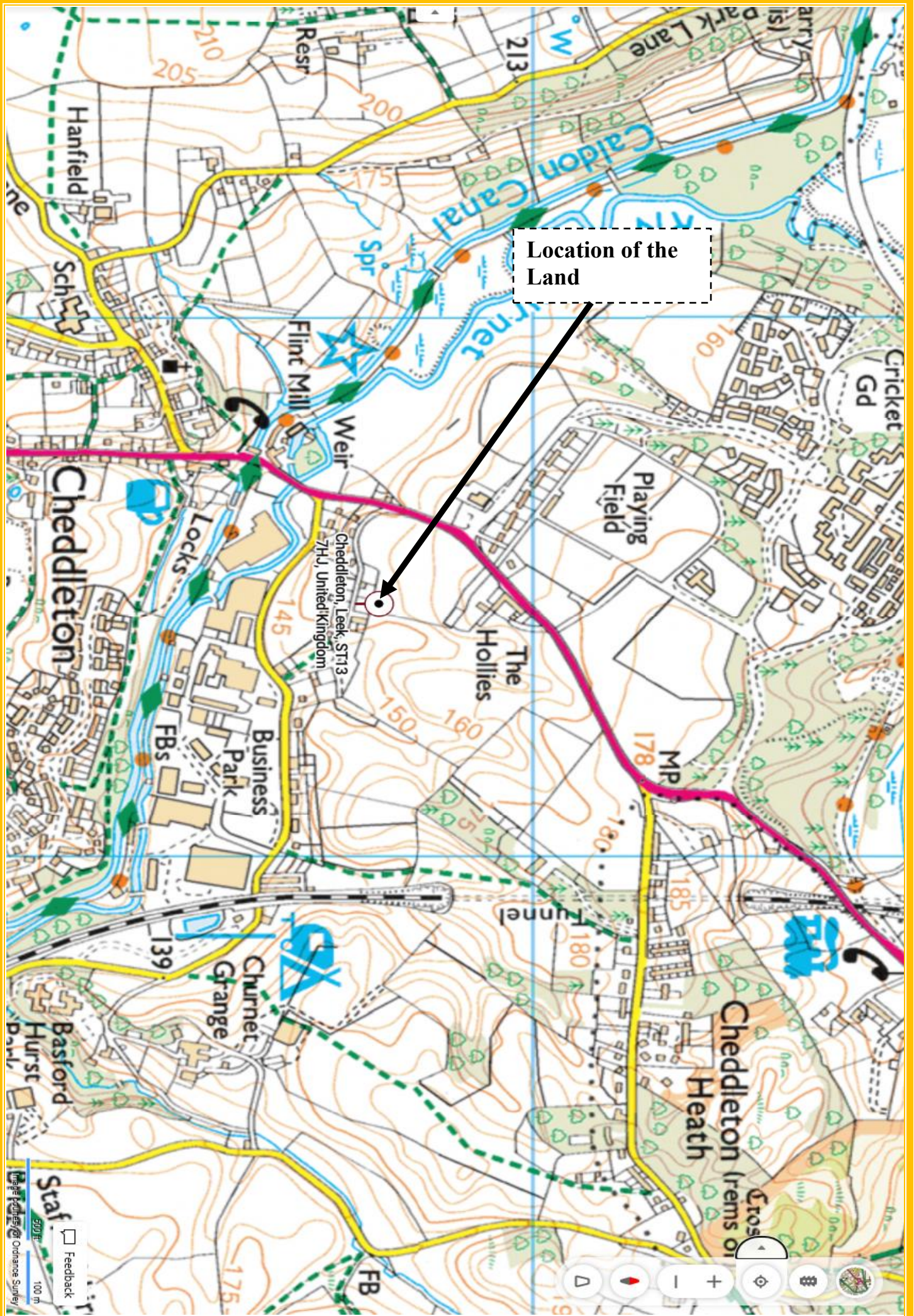
HM Land Registry
Official copy of
title plan

Title number **SF489981**
Ordnance Survey map reference **SJ9752NE**
Scale **1:2500 reduced from 1:1250**
Administrative area **Staffordshire :**
Staffordshire Moorlands



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Location of the
Land



Appeal Decision

Site visit made on 2 September 2025

by **C McDonagh BA (Hons) MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 09 September 2025

Appeal Ref: APP/B3438/W/25/3367834

Land at Basford View, Cheddleton, Staffordshire ST13 7HJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant outline planning permission.
 - The appeal is made by Mrs F Pegg against the decision of Staffordshire Moorlands District Council.
 - The application Ref is SMD/2024/0479.
 - The development proposed is a single dwelling with all matters other than access reserved.
-

Decision

1. The appeal is allowed and planning permission is granted for single dwelling with all matters other than access reserved at land at Basford View, Cheddleton, Staffordshire ST13 7HJ in accordance with the terms of the application, Ref SMD/2024/0479, subject to the conditions in the attached schedule.

Preliminary Matters

2. The appeal is submitted in outline form with all matters reserved besides access. As such, I have treated the submitted plans as indicative only, albeit they show how the site could be developed.

Main Issues

3. The main issues in this appeal are as follows:
 - Whether the proposal would be inappropriate development in the Green Belt, having regard to the Framework and any relevant development plan policies.

Reasons

Whether Inappropriate in the Green Belt

4. The appeal site comprises a square parcel of land bound by hedges and trees. Access is taken from Basford View to the south, which is a narrow track that runs from the A520 road to the west. To the west is a detached property while to the east is a row of terraced properties with garages which are aligned perpendicular to the track. The proposal seeks outline planning permission for the erection of a single detached dwelling.
5. Paragraphs 154 and 155 of the National Planning Policy Framework (the Framework) list exceptions to the presumption against development in the Green Belt. Of relevance to the proposal is paragraph 155(a) which advises that the development of homes, commercial and other development in the Green Belt should not be regarded as inappropriate where points a - d apply.

6. Policy H1 of the Staffordshire Moorlands Local Plan (LP) (adopted September 2020) states with regards to new housing development that when said development is located in the Green Belt, national Green Belt Policy will apply. Policy SS10 seeks to maintain the Green Belt within Staffordshire Moorlands. Strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy
7. I note the Council does not dispute that the appeal site could be considered as grey belt, and that it would not conflict with sections b, c and d of paragraph 155. From my observations on the site visit, the narrow access lane, sporadic spread of built form, open fields to the north, spacious and verdant character of the local area alongside the location away from the main area of built form of Cheddleton gave the area a rural character typical of the countryside. The introduction of a dwelling, hardstanding, parked vehicles and inevitable domestication of the site would therefore result in some limited encroachment, contrary to paragraph 143(c).
8. However, to my mind this would not fundamentally undermine the purposes of the remaining Green Belt across the plan area given the size of the site and presence of other built form in the immediate area. As such, in this instance, I consider the proposal would meet the exception given in paragraph 155(a) and would not be inappropriate development in the Green Belt. This would accord with the approach to development in the Green Belt in section 13 of the Framework and policies H1, SS1 and SS10 of the LP which generally follow Green Belt guidance in national policy.
9. In these circumstances, it is not necessary for me to consider any effects on openness of the Green Belt, or whether there are any very special circumstances to justify the development.

Conditions

10. I have had regard to the conditions suggested by the Council and the advice on planning conditions set out by the Framework and the Planning Practice Guidance (PPG). In the interests of clarity and enforceability, I have made some changes to the wording. Any conditions which require details to be agreed prior to the commencement of any works have been agreed in writing with the appellant.
11. For certainty, I have set out the reserved matters as well as the timescale for their submission and the commencement of works. A condition is also necessary, for certainty and enforceability, requiring that the development is carried out in accordance with the approved plans.
12. To protect and enhance the character and appearance of the area, conditions are necessary to secure details of facing materials and a scheme of hard and soft landscaping.
13. In the interests of control of pollution and flood risk, a condition to agree to drainage schemes for foul and surface water is necessary. To preserve potential remains, a program of archaeological works is necessary as is a condition to ensure the proposal is developed in accordance with the ecological appraisal to enhance biodiversity and safeguard protected species.

14. To preserve highway safety, further conditions to agree details of the point of access from the highway, turning within the site, refuse collection and parking are also necessary.
15. A further condition to remove permitted development rights relating to Part 1, Classes AA, A, B, C and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) is also recommended by the Council. However, the PPG advises¹ that this may not pass the test of reasonableness or necessity. I note the reasons given are to protect the character and appearance of the area and living conditions of residents. However, there are no particular concerns before me relating to any of those issues. Any development undertaken under these provisions of the GPDO would still be subject to the restrictions given and as such I do not consider this condition is either necessary or reasonable. I have therefore omitted it.

Conclusion

16. The proposal would not be inappropriate development in the Green Belt. As it would not conflict with the policies in the Framework that protect the Green Belt, it has not been necessary to assess other considerations nor for very special circumstances to exist. Therefore, having considered the development plan as a whole, along with all other relevant material considerations, I conclude that the appeal should be allowed subject to the conditions in the schedule below.

C McDonagh

INSPECTOR

¹ Paragraph: 017 Reference ID: 21a-017-20190723

SCHEDULE OF CONDITIONS

1. An application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.
2. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
3. The development hereby permitted shall be carried out in accordance with the following drawings: Location Plan, Dwg No. 2023-2850-03; Site Plan, Dwg No. 2023-2850-02.
4. The development hereby permitted shall not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with the approved details before the development is first brought into use.
5. The development hereby permitted shall not commence until an Archaeological Project Design shall be submitted for the written approval of the Local Planning Authority. The Archaeological Project Design shall provide details of the programme of archaeological works to be carried out within the site, including post-fieldwork reporting and appropriate publication. The archaeological site work shall thereafter be implemented in full in accordance with the Archaeological Project Design approved. The development shall not be occupied until the site investigation and post- excavation assessment has been completed in accordance with the Archaeological Project Design approved and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.
6. The development hereby permitted shall not commence until full details of the following shall be submitted to and approved in writing by the Local Planning Authority:
 - Layout of site and disposition of buildings and provision of adequate parking and turning within the site curtilage. Provision of parking shall be in accordance with Staffordshire Moorlands District Council's adopted parking standards. All parking spaces shall be a minimum width of 2.4m and a minimum length of 4.8m per car. Any garages shall have minimum internal dimensions of 6x3m for a single garage or 6x6m for a double garage.
 - Refuse collection.

The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development

7. The development hereby permitted shall not commence until full details of both hard and soft landscape proposals have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

- Means of enclosure.
- Hard surfacing materials.

Soft landscape details shall include:

- Planting plans.
- Written specifications (including cultivation and other operations associated with plant and grass establishment).
- Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate.
- Implementation timetables.

The implemented planting scheme shall be subsequently properly maintained in accordance with good horticultural practice; any plants which are removed, die, become diseased or otherwise fail to establish within 5 years of planting shall be replaced during the next available planting season and the replacements themselves shall then be properly maintained.

8. No development above ground level shall commence until details of all facing and roofing finishing materials in terms of their type, colour and texture shall be submitted to and approved in writing by the Local Planning Authority and the approved materials shall be used in the construction of the development.
9. The development hereby permitted shall not be occupied until the access drive has been provided in accordance with DWG.2023-2850-02 and shall thereafter be retained for the lifetime of the development.
10. The development shall be undertaken in accordance with Section 5 of the Peak Ecology Preliminary Ecological Appraisal and Baseline BNG report dated 09/09/24 and the ecology measures outlined shall be provided before the development is first brought into use.

END OF SCHEDULE

GRAHAM WATKINS ONLINE AUCTION

Graham Watkins & Co Online Auctions is a new, innovative and pioneering platform for buying and selling property.

It provides all the benefits synonymous with traditional auctions, including: speed and certainty of sale, transparency and zero risk of gazumping or double-selling, but with the added advantage of being able to bid pressure free from the comfort of your own home or office via desktop, tablet or mobile phone.

REGISTRATION

A STRAIGHTFORWARD PROCESS FROM START TO FINISH

In order to bid at Graham Watkins & Co Online Auctions you will first need to create an account by providing your contact details. You will be required to verify your email address, by clicking an activation link that we'll send to you via email. Once you've created an account you can watch' lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot you will need to complete the bidder registration steps, as detailed below. Please note, the first time you register to bid you will also be asked to verify your mobile number and upload copies of your photo ID (e.g. Driver's licence or passport) and recent proof of address (dated within the last 3 months). This is required so we can easily keep in touch and helps us confirm your identity in the event of you purchasing a lot.

TERMS AND CONDITIONS

ENSURE YOU READ, UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS

You will be asked to read and accept our Online Auction Terms and Conditions. Additionally, there may be specific documentation relating to the sale of the property you're registering to bid on that will need to be read and accepted before you are able to bid.

Once accepted, you will receive a copy of the document(s) via email for your own records.

SOLICITOR

PROVIDE DETAILS OF YOUR CHOSEN SOLICITOR

You will be asked to provide details of your chosen solicitor, so that in the event of you winning the lot we can initiate the necessary legal proceedings between yours and the vendor's solicitors.

AML CHECK

COMPLETE AN ONLINE ANTI-MONEY LAUNDERING CHECK

Graham Watkins are required by law to carry out an online anti-money laundering check on all persons wishing to bid. You will be asked to provide information to verify your identity, including your date of birth, addresses for the last 3 years and at least one of passport, driving licence or national insurance number.

BIDDER SECURITY

REGISTER YOUR CREDIT OR DEBIT CARD FOR THE BIDDER SECURITY

In order to bid online you will be required to register a credit or debit card for the bidder security deposit. We use Stripe who provide a secure, online card registration facility, and they will attempt to place a hold on funds' on your account for the bidder security amount (often known as a payment shadow' as no money is taken at this stage). The bidder security amount will be clearly displayed when registering your card.

On the fall of the electronic gavel, the winning bidder's card will be automatically debited for the bidder security amount, whilst all the unsuccessful bidder's cards will have their shadow payments released (this can take several days depending on the card provider). For more information about this process please read the detailed explanation at the end of this document.

DUE DILIGENCE

RECOMMENDED DUE DILIGENCE BEFORE BIDDING

In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability. You should also ensure that you thoroughly read and understand the legal pack and any other associated documentation available online and take proper legal advice accordingly. Finally, understand the contract you are entering into and the financial commitment that you will be liable for should you be the successful purchaser.

BIDDER SECURITY

STRESS-FREE BIDDING FROM THE COMFORT OF YOUR OWN HOME

When the auction opens, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. Having set your preferred bid amount and clicking the Place Bid' button, you will be asked to confirm your bid at which point it will be placed.

Every time you submit a bid you will be clearly shown whether your bid was successful, and a full list of all bids is displayed on-screen at all times.

FALL OF THE GAVEL

FALL OF LEGAL POSITION WHEN YOU'VE WON THE AUCTION

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction usually within 28 days following the close of the auction but this will be confirmed within the legal documentation.

BUYER(S) FEE

The successful buyer of each lot shall be required to pay a buyer's fee of £500 + VAT (£600 including VAT) to the auctioneers. This is due on the fall of the hammer. The buyer will be provided with a VAT receipt following the auction.

GUIDE PRICE

The guide price is issued as an indication of the auctioneer's opinion of the selling price of the property. Each property offered is subject to a reserve price which is agreed between the seller and the auctioneer prior to the auction, and which would ordinarily be within 10% (+/-) of the guide price. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. For a full definition of guide price and reserve price please contact the auctioneers.

CONDITIONS OF SALE

The conditions of the sale will be available online through the Auctioneers seven days prior to the sale. The purchaser will be deemed to have knowledge of the Conditions of Sale and to have satisfied themselves on all matters contained or referred to either there or in the sales particulars.

MAPPING

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

PLEASE NOTE

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

THINKING OF MOVING?

If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward.

Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

All statements do not constitute any part of, an offer of a contract;

All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;

Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;

The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.