



Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers



Development Land Draycott Road, Tean, Staffordshire ST10 4JF Offers around £850,000

Discover a prime development opportunity with this plot of land in Upper Tean, boasting planning approval granted on July 2nd, 2019, for the construction of five new residential dwellings.

Nestled in a sought-after semi-rural location, this development promises a blend of comfort and convenience.

The approved plans feature a thoughtfully designed layout, including two charming two-bedroom semi-detached bungalows and one two bedroom detached bungalow at the front of the development. Each bungalow offers a spacious open-plan living/dining/kitchen area, complemented by two bedrooms and a modern bathroom. Driveways, garages, and front/rear gardens complete these homes, ensuring both practicality and aesthetic appeal.

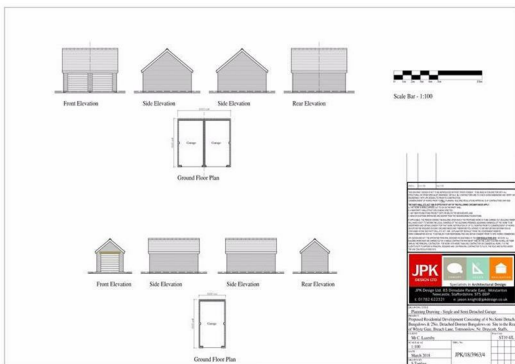
At the rear of the development are two stunning three-bedroom detached dormer bungalows. These homes are designed for luxurious living with a layout that includes a porch, hallway, shower room, dining/kitchen, lounge, and utility on the ground floor. Upstairs, residents will find three bedrooms, along with a dressing area, ensuite facilities, and a well-appointed bathroom. Each dormer bungalow also benefits from driveways, single garages, and landscaped front/rear gardens, promising an ideal blend of space and style.

Upon completion, the development will form an exclusive cul-de-sac, accessed via a private road, offering a tranquil and secure living environment. With planning approval (SMD/2018/0547) already secured, this project represents a rare opportunity to invest in a thriving community with excellent growth potential.



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Proposed Front Elevation



Proposed Rear Elevation