

WEST RIDING
SELLING HOMES

3 BURNEDGE LANE · GRASSCROFT

# FOUR FUTURES

*One plot. More than one way to live here.*

Approximately 1.2 acres, with views to the hills and planning already in place. This guide sets out four ideas for what the next owner could do here, to help you picture what is possible. Only Option 02 has planning permission. The others are ideas to explore, each subject to planning.

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WEST RIDING
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THE HOUSE TODAY

OPTION 01

# EXTEND

*Keep the house. Transform it.*

The existing home is well kept and in a superb position. In 2021, Oldham Council approved plans to take it further: a principal suite in a rebuilt roof, and the conservatory replaced by a proper living room opening onto the garden.

01 A garden room with doors straight onto the lawn

02 A full-length roof with a rear dormer

03 Principal bedroom with en-suite and dressing room

04 A vaulted space over the living area, with a second staircase

PLANNING

Previously approved, now lapsed
Ref HOU/347738/21

BEST FOR

A family who loves the house and wants more of it

# THE FRONT, TODAY AND EXTENDED

TODAY



IMPRESSION · WITH THE APPROVED EXTENSION



### ONE ROOF

A single, continuous roof runs the full length of the house.

### GARDEN ROOM

The conservatory becomes a solid room with a stone-framed window to match.

### LIGHT UPSTAIRS

Roof windows bring daylight into the new first-floor rooms.

Computer-generated impression, created from a photograph of the property and based on drawings approved under ref HOU/347738/21 (December 2021, now lapsed). Illustrative only and not to scale. Any new scheme would need a fresh planning application.

# FROM THE REAR GARDEN

IMPRESSION · WITH THE APPROVED EXTENSION



TODAY



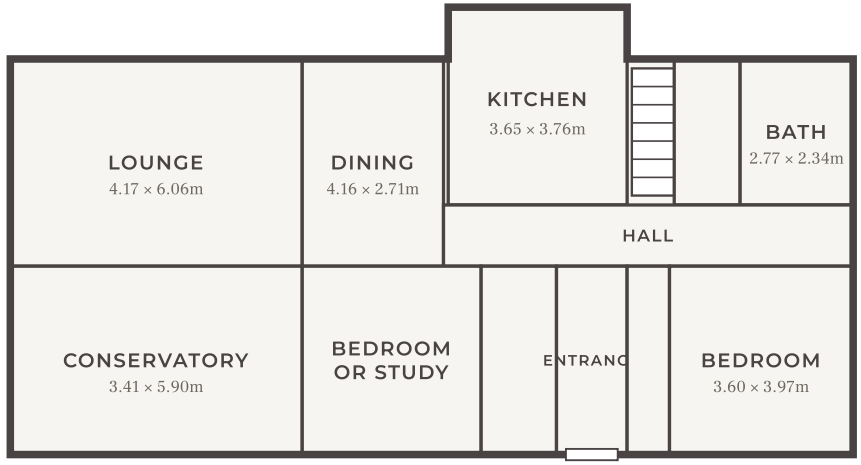
The rebuilt roof carries a wide rear dormer. Behind it sits the new principal bedroom, its en-suite and a dressing room.

Over the garden room, a vaulted space opens up to the roof, reached by its own staircase.

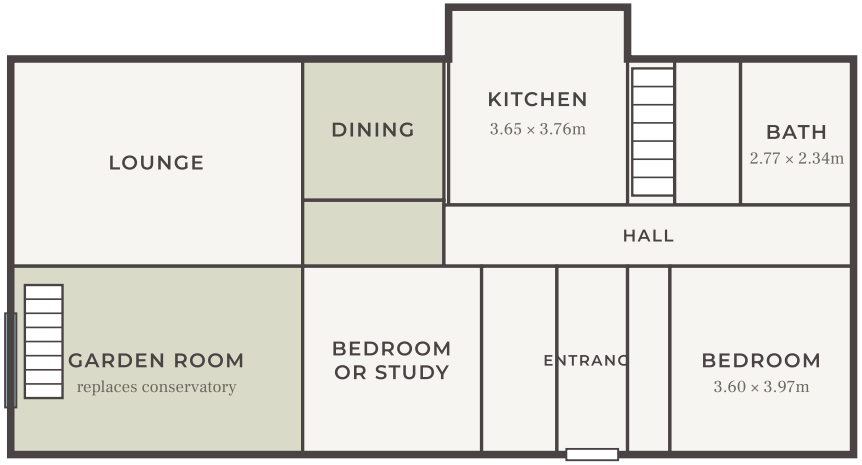
Computer-generated impression, created from a photograph of the property and based on drawings approved under ref HOU/347738/21 (December 2021, now lapsed). Illustrative only.

# GROUND FLOOR

TODAY




WITH THE APPROVED EXTENSION



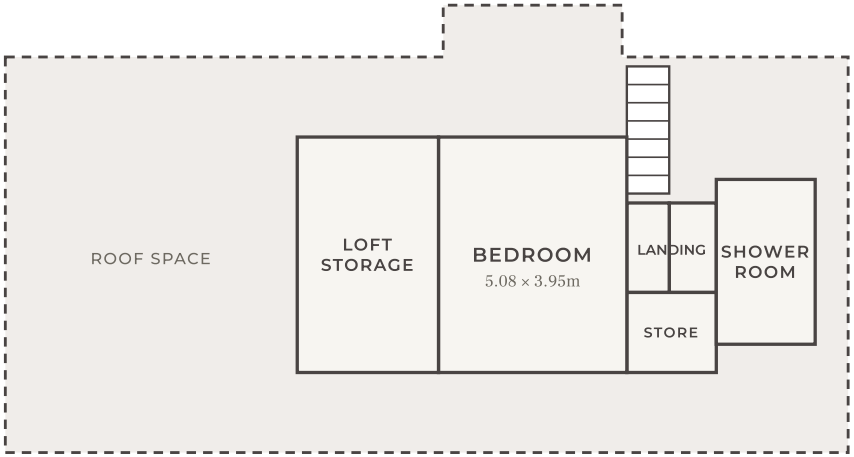

NEW OR CHANGED

The conservatory becomes a solid garden room with glazed doors to the lawn and a staircase up to the new vaulted space. A partition gives the dining room its own defined space off the hall.

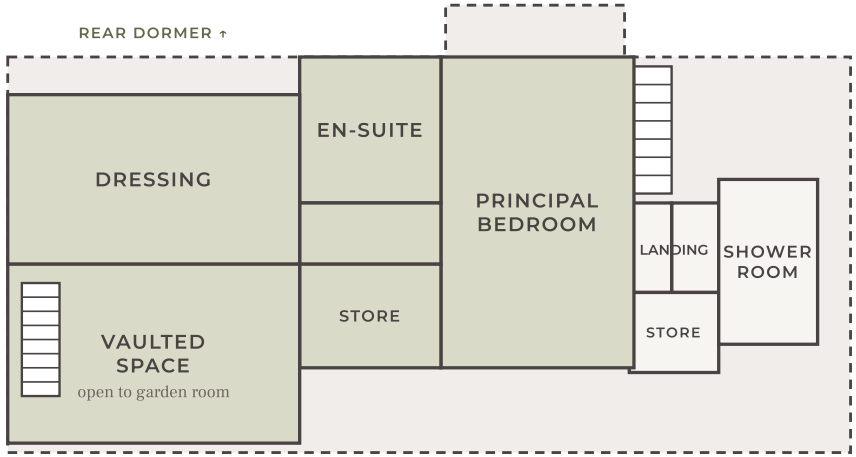
Plans redrawn for illustration from the 2021 approved drawings (ref HOU/347738/21) and the current floorplan. Not to scale; measurements shown are for existing rooms only.

# FIRST FLOOR

TODAY




WITH THE APPROVED EXTENSION




NEW OR CHANGED

The roof is rebuilt along the full length of the house. The bedroom grows into a principal suite with an en-suite and dressing room, and a vaulted space opens above the garden room.

Plans redrawn for illustration from the 2021 approved drawings (ref HOU/347738/21) and the current floorplan. Not to scale; measurements shown are for existing rooms only.




OPTION 02

# DEVELOP

*Three new homes, approved in principle.*

In August 2024, Oldham Council granted outline planning permission to replace the existing house with three new detached homes. The access and layout are agreed. The design is yours to bring.

01 Three detached homes, each with a garage and parking

02 Access and site layout already approved

03 No trees need to be removed

04 The site itself sits outside the Green Belt

PLANNING
Outline permission granted
Ref OUT/352592/24

KEY DATE
Reserved matters due by 20 August 2027

# THE APPROVED SCHEME




Three homes sit side by side across the lower half of the plot, sharing a drive from Burnedge Lane. The upper garden and its mature trees are kept, and no trees need to be removed. The land edged blue to the west, including the lodge, is outside the application site.

20 AUG 2024
**Outline granted**
Access and layout approved.

BY 20 AUG 2027
**Reserved matters**
Appearance, scale and landscaping.

THEN
**Start on site**
Within two years of final approval.

### CONSULTEES
No objections from highways, trees, ecology or United Utilities.

### GREEN BELT
The site itself is not in the Green Belt.

### BEFORE WORK STARTS
Drainage strategy and landfill gas investigation.

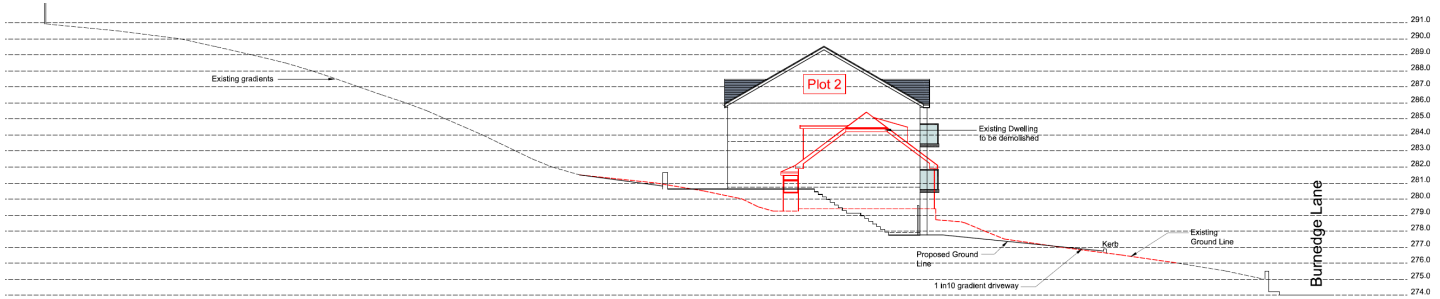
### BUILD STANDARD
Space standards and Part M4(2) accessible homes.

### ECOLOGY
Enhancements including integrated bat boxes.

### BIODIVERSITY NET GAIN
The notice indicates no gain plan should be needed.

### SECTION THROUGH PLOT 2

The red outline is today's house. The new home steps into the slope behind it.




Approved drawings 1479-002 Rev C and 1479-301 Rev B, outline permission OUT/352592/24 (20 August 2024). Any homes beyond the three approved would need a new application. Buyers should rely on the full documents and their own advice.




OPTION 03

# REBUILD

*Start again, and build the house this plot deserves.*

On just over an acre, with views to the hills, there is room for a substantial one-off home. Replace the existing house with a design of your own, keeping the garden, the trees and the setting.

### CLEAN SLATE

Design the home around the plot and the view.

### DEMOLITION ACCEPTED

The council approved demolishing the house as part of the 2024 scheme.

### OUTSIDE THE GREEN BELT

The site itself is not in the Green Belt.

### ACCESS IN PLACE

An existing drive from Burnedge Lane.

**PLANNING** Speculative. A new home would need full planning permission.

# TWO DIRECTIONS

## CLASSIC



Natural stone, bay windows and a covered porch. A traditional family home in keeping with Saddleworth.

## CONTEMPORARY



A full-height glazed gable facing the garden, with stone walls and a double garage below.



## TODAY

Both impressions are shown from the same viewpoint as this photo, on the same plot, with the same drive, walls and lawns.

Computer-generated impressions of two possible designs, created from a photograph of the property. No planning application has been made for a single replacement home, and any such scheme would need full planning permission.



THE WESTERN LAWNS TODAY



OPTION 04

# DIVIDE

*Keep the house. Create a plot, or two.*

There is room on this land for more than one home without touching the house or its main garden. Divide it in two, or in three, then sell a plot to bring down the cost of buying, or build for family close by.

01 Keep the existing home and its main garden

02 A new three-bedroom home on a plot of its own

03 The garden lodge, with its own drive, as a third home

04 Sell a plot, or build for family

**PLANNING**

Speculative. A new home would need full planning permission

**BEST FOR**

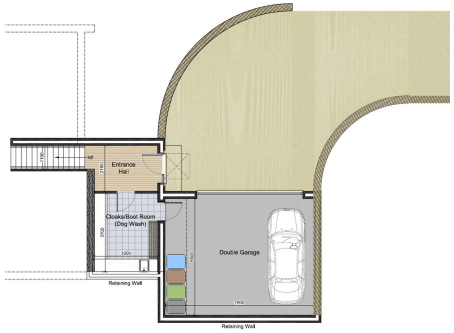
A family who wants the house, and plots to sell or build on

# A CONCEPT FOR THE NEW HOME

## CONCEPT FRONT ELEVATION, WITH TODAY'S HOUSE ALONGSIDE




## LOWER GROUND



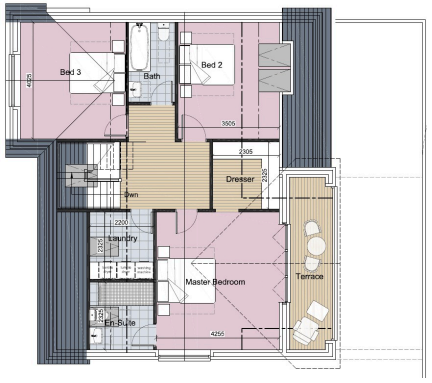

Entrance hall, boot room and a double garage set into the slope.

## UPPER GROUND




Open-plan kitchen and dining, living space and snug, with terraces.

## FIRST FLOOR




Three bedrooms, including a principal suite with en-suite, dressing room and terrace.

Concept drawings by HNA Architects (2026). Not submitted for planning; design, size and position would all be subject to permission.

# WHERE IT GOES




The architect's concept plan divides the land into three. Plot 1 keeps the existing house. Plot 2 holds the new home, with its own drive from Burnedge Lane. Plot 3 is the western land and the garden lodge.

### TWO PLOTS

Keep the house on Plot 1, and combine Plots 2 and 3 into one generous plot for the new home. The garden lodge can stay with either.

### THREE PLOTS

Keep the house, build the new home on Plot 2, and make the lodge on Plot 3 a home in its own right, reached by its existing drive.

Concept site plan 1572-002 Rev A by HNA Architects (2026). Not submitted for planning.

# THE GARDEN LODGE



Fully detached from the main house and tucked into the bank with its own patio, the lodge already has a lounge, a fitted kitchen, a double bedroom and a bathroom.

On the three-plot route it becomes Plot 3, reached by its own existing drive, with scope to extend and add a second bedroom, subject to planning permission.

## ACCOMMODATION TODAY

| | |
|---|---|
| Lounge | 2.87 × 2.73m |
| Kitchen | 2.44 × 3.86m |
| Bedroom | 2.73 × 2.81m |
| Bathroom | 2.44 × 1.62m |

Measurements from the current sales particulars. Use of the lodge as a separate home, and any extension, would need planning permission.