

The Cottage Building Plot,

Lower Nobut Road, Leigh, Stoke-on-Trent, ST10 4QQ



Extremely rare & interesting opportunity to purchase a single 'self build' building plot extending to approximately 1 acre in total, with planning permission for an attractive & spacious four bedroom home with a detached double garage, enjoying magnificent far reaching panoramic views.

Offers In Excess Of £350,000

John German

If searching for the opportunity to build your own dream home set in a large plot, with far reaching views, privacy and a large amount of outside space, early consideration of this highly elusive opportunity is absolutely essential. Set in a plot which measures approximately 1 Acre in total, granted planning permission permits the construction of an extremely attractive detached home which provides generously sized, well-planned and balanced accommodation designed to take full advantage of the magnificent views over the surrounding countryside and the south westerly facing rear orientation. Planning Reference P/2025/00815.

Benefiting from a mains water and electricity supply on the boundary allowing easy connection, and the outside space to install an energy efficient ground sourced heating system if preferred, and private drainage. The plot size also provides the space to have an enclosed paddock ideal for a few sheep or hobby farm activities, or a pony.

All-in-all, an extremely special opportunity and rarely seen on the open market.

Situated in the rural area between the popular villages of Leigh and Bramshall with their amenities, and also within easy reach of Uttoxeter with its wide range of facilities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation

The proposed planning that has been passed comprises a traditional canopy porch leading to the central reception hall, a spacious lounge with wide French doors on the south-westerly elevation, a dining kitchen also with French doors opening to the south-westerly rear elevation, a separate second reception, utility room and a downstairs wc. To the first floor leads to the four double bedrooms with the south-westerly facing master having a dressing room and ensuite and enjoying the magnificent far-reaching view, bedroom two also having ensuite facilities, and a family bathroom with enough space for a four-piece suite.

Outside

The proposed landscaping provides formal gardens enjoying a good degree of privacy, wrapping around the property to all side. A driveway provides ample parking leading to a detached double garage. Also a 1.2m stock fence and gate opening to the enclosed paddock also enjoying privacy and views.

Please Note – Point 11 of the granted planning permission states:

The residential dwelling hereby permitted shall be constructed as a self-build dwelling within the definition of self-build and custom build housing in the Self-Build and Custom Housebuilding Act 2015 (as amended) whereby:

i. Prior to the first occupation of the dwelling hereby approved documentation shall be submitted to the Local Planning Authority for approval in writing to confirm that the dwelling will be occupied by at least one person who had a primary input into the design and layout of the dwelling unit;

ii. The dwelling hereby permitted shall be occupied by that person and their family as their principal private residence for a period of at least three years from the date of first occupation of the dwelling;

iii. The Local Planning Authority shall be notified in writing by the person(s) as referred to in paragraphs (i) and (ii) above upon their first occupation of the dwelling unit.

What3words: ///foresight.inherit.grinning

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Electricity supply: Mains

Water supply: Mains

Sewerage: private water treatment to be installed by the buyer

Heating: Buyer's preference

(Purchasers are advised to satisfy themselves as to their suitability).

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/24042026

Proposed Ground Floor Plan
Scale 1:50

Proposed First Floor Plan
Scale 1:50

Proposed North East Elevation
Scale 1:100

Proposed South East Elevation
Scale 1:100

Proposed North West Elevation
Scale 1:100

Proposed South West Elevation
Scale 1:100

Proposed Roof Plan
Scale 1:100

PLANNING PURPOSES ONLY.

Notes:

- 1) The contractor to confirm details of the existing structure are correct prior to commencement of any works, if there are any discrepancies please contact us.
- 2) Foundations are to be a minimum of 5.0m away from any building and 10.0m away from any water course.
- 3) All drainage details are indicative and should there be any discrepancies, please contact us to review or agree with the building control officer.
- 4) In any project in which a building over a public sewer agreement is required, it is the contractor's/client responsibility to obtain the relevant approval. This is to be obtained prior to commencement on site.
- 5) Contractor to locate the position of any existing services prior to excavation.
- 6) In any project in which a Party Wall Agreement is required, it is the contractor's/client responsibility to obtain the relevant approval. In this circumstance boundary foundations may be required.
- 7) Unless noted otherwise, Bees Construction Management have not identified any significant risks associated with the design intent shown on this drawing which could not be managed safely by a competent contractor.

PLANNING				
Reference	Rev	Date	By	Check
P1	Initial Issue	07/05/2025	AL	AL
P1	Updating for planning issue	17/05/2025	AL	AL
P2	Review following planning officer comments	17/05/2025	AL	AL

Client: **Mrs & Mrs Frost, Lower Nobut Farm, Leigh, Stoke on Trent, ST10 4GQ**

Project: **Replacement Dwelling House**

Drawing: **Proposed Plans and Elevations**

Client Ref: **LT** | Date: **June 2025** | Scale: **As Shown @ A1**

Roos
Address: 40 Claver Street, Uttoxeter, Staffs, ST10 3BU | Tel: 01827 521127

Drawing No: **RD497 - 004** | **P2**

