



FOLLWELLS

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Oakdene Barn, Great Oak Road, Bignall End - ST7 8NF

Offers Over £300,000

- Unique Development Opportunity
- Plot Extending to Approx. 1.3 Acres
- Planning in Principle Approved
- Conversion of Existing Agricultural Building
- Picturesque Rural Position
- Far Reaching Countryside Views
- Newly Installed Electricity & Water Connections

An exceptional and rare building development opportunity has arisen to purchase Oakdene Barn. Nestled in a sought-after, picturesque semi-rural position on Great Oak Road, this plot offers a brilliant blank canvas for developers or self-builders looking to create spectacular, bespoke homes in a stunning Staffordshire setting.

The site features an existing steel-framed agricultural barn with a generous footprint of approximately 195 square meters. The property has recently received Planning in Principle from Newcastle-under-Lyme Borough Council for the conversion of the existing structure into residential accommodation. Under the application guidelines, the proposal is limited to no more than two dwellings.

The total plot extends to 1.3 acres (approx.), offering expansive outdoor space. Approach to the site is made via secure timber gates directly off Great Oak Road, opening up to a sweeping private driveway flanked by mature grassland on either side. This driveway leads down to the western boundary where the barn stands, maximising privacy from the road.

Architect plans drafted by Ellis Hillman Architects illustrate a vision for two contemporary semi-detached dwellings. Each proposed unit boasts a spacious 149 square meters of internal living space distributed across two floors:





- **Ground Floor (85 sq. m. per unit):** A welcoming entrance hall with a guest WC and dedicated storage. This leads into a generous lounge, and a large, open-plan kitchen and dining area—perfect for modern family living and entertaining.
- **First Floor (64 sq. m. per unit):** A central landing opening up to two spacious double bedrooms and a well-appointed family bathroom.

The exterior proposals incorporate stylish vertical timber cladding and a profiled metal roof, blending modern architectural design seamlessly into the local rustic environment. One of the most defining characteristics of Oakdene Barn is its panoramic positioning. The plot enjoys truly spectacular, far-reaching rural views across the rolling landscape, particularly to the west and south.

While the location offers a peaceful, idyllic escape on the outskirts of Bignall End, it remains exceptionally well-connected. The towns of Newcastle-under-Lyme and Stoke-on-Trent sit conveniently within commuting distance to the southeast, while Crewe is easily accessible to the northwest. For those traveling further afield, Junction 16 of the M6 motorway is just an approximate 5-minute drive away, combining ultimate rural privacy with superb regional connectivity.

Interested parties are encouraged to view the application documents, site layouts, and complete elevation plans on the online planning portal under Newcastle-under-Lyme Borough Council reference: **26/00055/PIP**. Additional information can also be accessed directly via the Newcastle-under-Lyme Planning Portal.

Council Tax band: TBD

Tenure: Freehold



