

## Development Site at Gravel Bank Farm Caverswall Common, Offers Over £500,000

- Site extending to approximately 0.63 of an acre.
- Planning Consent Granted for 3 Three bedroom detached single storey dwellings, each with garages and gardens.
- Rural location.

# Development Site at Gravel Bank Farm Caverswall Common, Stoke-On-

A rare and exciting opportunity in this rural locality to acquire a development site extending to approximately 0.63 of an acre with planning permission to create a cul de sac of three exclusive three-bedroom dwellings with ancillary garaging, gardens and parking areas on a former nursery site.



Council Tax Band:

North Elevation Scale 1:50

West Elevation Scale 1:50

South Elevation Scale 1:50

East Elevation Scale 1:50

Floor Plan Scale 1:50

Site Location Scale 1:500

Client: Mr & Mrs Bettaney.

Project: Proposed Residential Development on Land at Gravel Bank Farm, Caverswall Common, Cheshire, Site on Title, Staffordshire, Cheshire, ST11 8LJ.

Title: Plan & Elevations Plot 2

Scale: Planning

Page 11 of 11 sheets. See Plot 2 for site plan.

North Elevation Scale 1:50

West Elevation Scale 1:50

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Client: Mr & Mrs Bettaney.

Project: Proposed Residential Development on Land at Gravel Bank Farm, Caverswall Common, Cheshire, Site on Title, Staffordshire, Cheshire, ST11 8LJ.

Title: Plan & Elevations Plot 3

Scale: Planning

Page 12 of 11 sheets. See Plot 2 for site plan.

## LOCATION

Gravel Bank Farm is located to the north of a quiet 'C' classified country lane which joins with the A520 Leek to Stone Road a short distance to the west. The historic village of Caverswall is approximately 1.70 km to the south and is a parish and village of approximately 1,000 people situated in the southwest of the Staffordshire Moorlands and to the south east of the conurbation of Stoke-on-Trent, known as "The Potteries". It is made up of two areas Caverswall and Cookshill.

Caverswall has two churches – St Peters C of E Church and St Filomenas RC Church, two primary schools named after the two churches, two public houses – The Red House and The Auctioneers Arms, which is a community owned pub.

The site is surrounded by open countryside and from the property there is a network of public footpaths from which to enjoy the area. - Size : -

## VIEWINGS

Strictly by prior appointment via the selling agents Leek Office. - Size : -

## DIRECTIONS

From our Leek office take the A520 Cheddleton Road and proceed through Wetley Rocks and carry straight on at the Cellarhead crossroads. Continue on this road taking the first main turning left into Roughcote Lane and at the crossroads continue straight ahead following the lane and the property is situated on the left-hand side identifiable by our For Sale board.

'What3Words' – [///nightfall.noodle.microfilm](https://www.what3words.com/nightfall.noodle.microfilm) - Size : -

## DESCRIPTION

The site area extends to approximately 0.63 of an acre (as shown edged red on the site plan) and constitutes the site of a former nursey with ranges of glass houses and polytunnels (not included with the sale of the land) associated with the retail garden centre that previously operated from this site.

In 2022 outline application SMD/2022/0344 granted outline consent for the erection of up to 4no. bungalows on the site with conditions and subsequently in 2024 a reserved matters application SMD/2024/0155 was submitted and approved concerning matters of scale, siting, appearance, landscaping and means of access, as per the requirements of Condition 3 of the outline consent (SMD/2022/0344). - Size : -

## PLOT 1

Plot 1 will comprise of a rectangular shaped building, occupying a gross internal floor area of 99.60m<sup>2</sup>, and whose accommodation will comprise of an entrance hallway, lounge, kitchen/diner, utility, three bedrooms (master with ensuite) and a family bathroom. Plot 1 will also be served by a detached single garage. - Size : -

## PLOTS 2 and 3

Plots 2 and 3 will comprise of a 'T' shaped building occupying a gross internal floor area of 120m<sup>2</sup>, and whose accommodation will comprise of an entrance hallway, lounge, kitchen, dining room, utility, three bedrooms (master with ensuite) and a family bathroom. Both plots will also benefit from a detached double garage.

All three of the dwellings are to comprise of single storey bungalows not exceeding 5.3 metres in height, in accordance with the requirements of Conditions 9 and 19 of the outline consent (SMD/2022/0344).

All of the bungalows are to be constructed from facing brickwork with a pitched grey tiled roof atop and will have a large area of private amenity space to its rear, with a minimum of two off-street parking spaces also provided to serve each dwelling.

Vehicular access to the site will be direct off the adopted lane via a new access that will be shared with the farmhouse (which is to be retained by the seller) and shown shaded yellow on the site plan. - Size : -

## GENERAL PARTICULARS

- Size : -

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY ETC.

The sellers are to reserve a right of way along the drive to their retained property (shown shaded yellow on the site plan).

The Land is sold subject to and with the benefit of all existing rights including Rights of Way whether public or private, light, drainage, water and electricity supply, and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not. - Size : -

## SERVICES

The farm is currently supplied with mains services connected inclusive of water and electricity. The

mains sewer is on the roadside boundary. Purchasers will need to arrange their own separate new connections to services following completion and the seller is to reserve the right to connect there retained property into the main sewer. - Size :-

## TENURE AND POSSESSION

To be sold freehold and with vacant possession granted upon completion. - Size :-

## LOCAL AUTHORITY

Staffordshire Moorlands District Council. - Size :-

## PLANNING

The links to the two applications on the local authority website are as follows:

2022 Outline Application SMD/2022/0344

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=162106>

2024 Reserved matters application SMD/2024/0155:

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=178312>

- Size :-

## PARTICULARS

Click on the 'Brochure' button or contact the selling agents Leek Office to request a copy of the sales particulars is sent to you.

Particulars written July 2024

Photographs taken July 2024 - Size :-

## AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



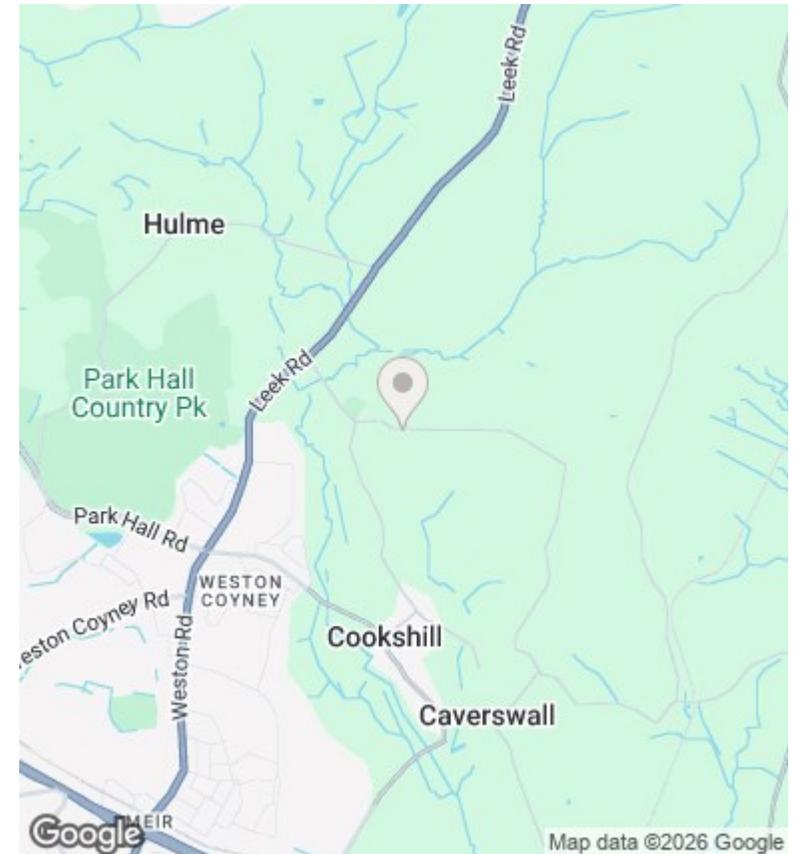


## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	