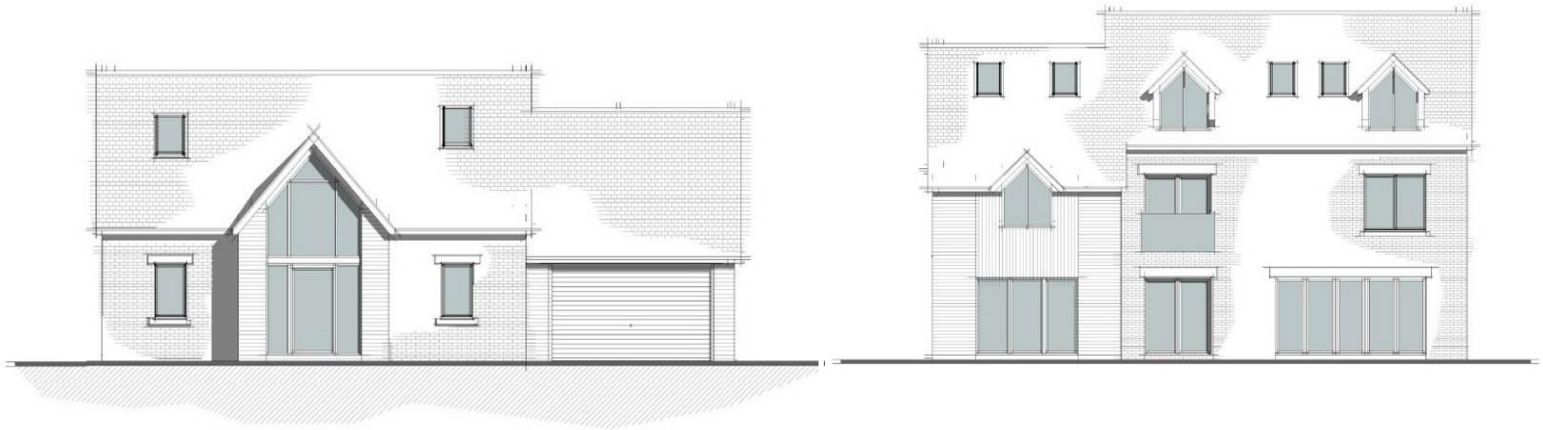


Development Site at Rose Avenue

Stretton, Burton-on-Trent, DE13 0DQ



FOR SALE BY AUCTION THURSDAY 26TH FEBRUARY 2026

An exciting opportunity to purchase a substantial building plot with permission for four detached executive homes all with drives, garages and large garden plots backing onto the River Dove affording wonderful views in a lovely established location.

Auction Guide Price £275,000

John German 

For Sale by Auction with SDL is this superb opportunity for a developer. A substantial building plot with planning permission for four executive detached homes with parking and garages all benefiting from generous garden plots backing onto the River Dove with views. Set in a lovely location with excellent transport links close to schools for all ages, local shops in Stretton and within easy access of the A38/A50.

Planning was granted 25/07/2026 expiring 25/07/2026.

Further information regarding the planning terms and conditions together with additional reports, plans, design and access statements and more are available on the planning portal at www.esbc.gov.uk using the reference - P/2023/00220.

The plans show designs for superb contemporary homes with accommodation spanning three floors with versatile layouts with four bedrooms & spacious open plan kitchen/dining/living spaces on the ground floor, ground floor living room & bedrooms on each floor.

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

Please note: The land is situated off an unadopted lane. There are no services connected. (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed:

<https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link

<https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band Exempt

Useful Websites:

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/22012026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)

- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information:

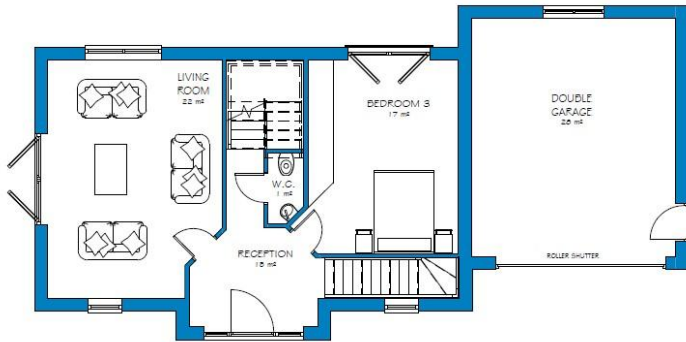
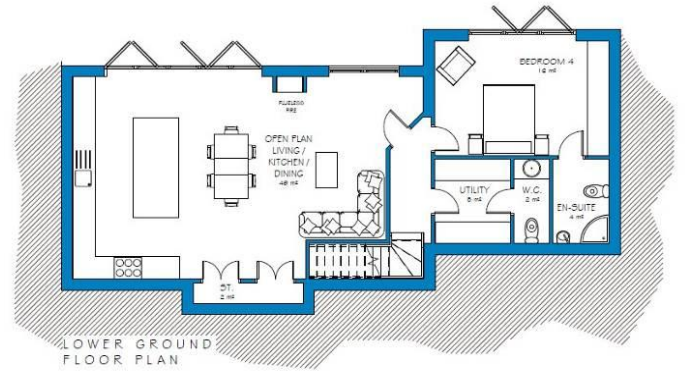
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

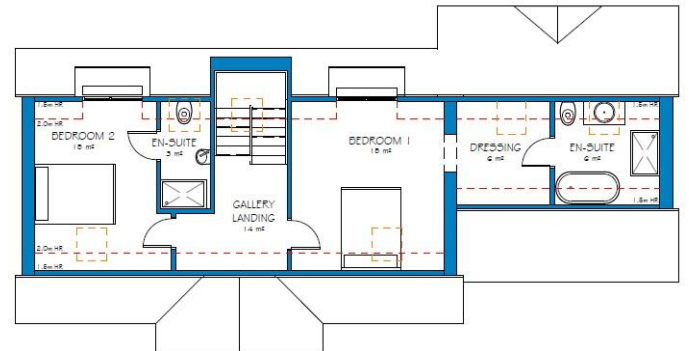
Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

Plots 1 & 2

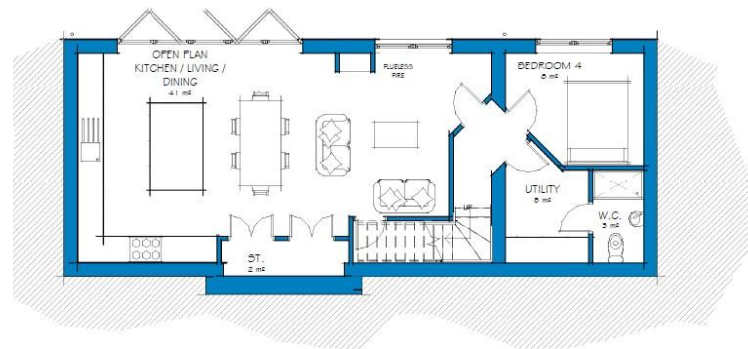


GROUND FLOOR PLAN

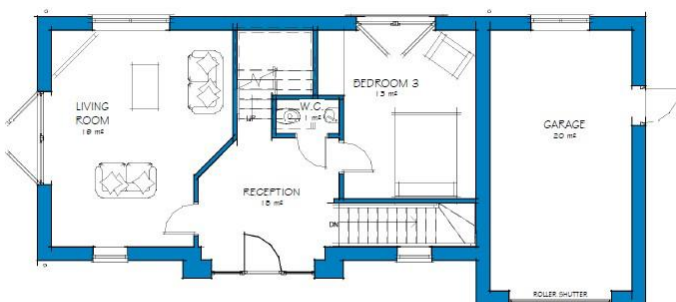


FIRST FLOOR PLAN

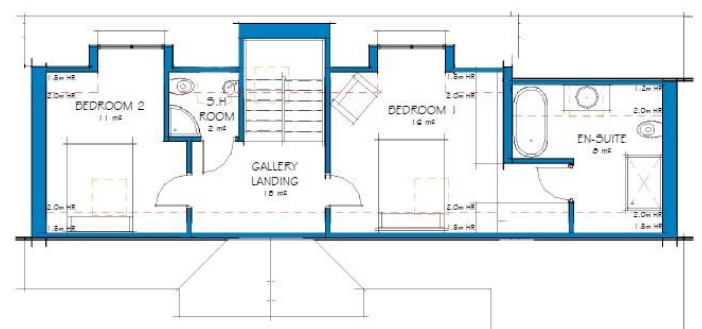
Plots 3 & 4



LOWER GROUND
FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Site Plan

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of these services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money limited. It is your decision whether you choose to deal with APR Money limited. In making that decision, you should know that we receive on average £60 per referral from APR Money limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

John German

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Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent