

Land at Wootton Drive, Creswell, Stafford



Residential Development Opportunity

Approximately 0.89 hectares with a resolution to grant full planning permission for 14 dwellings

www.hawksmoorps.co.uk

Wootton Drive, Creswell, Stafford

Overview

Hawksmoor are instructed by Hallam Land Management Limited to offer the site for sale. This extends to approximately 0.89 hectares and benefits from a resolution to grant full Planning Permission for 14 dwellings, car parking, children's play area, associated landscaping and green infrastructure.

Location

The site is located off Wootton Drive approximately 1.6 miles to the north west of Stafford town centre. The market town is administrated as part of Stafford Borough Council within the county of Staffordshire. Stafford is in easy reach of the cities of Stoke on Trent 21 miles to the north, Birmingham 30 miles to the south and Manchester 58 miles to the north. Junction 14 of the M6 motorway is within half a mile of the site.

The site is bound to the north by an existing football pitch, with junction 14 of the M6 motorway beyond. To the east lies an established residential estate and to the southwest lies Doxey Marshes Wildlife and Nature Reserve, a site of Special Scientific Interest managed by Staffordshire Wildlife Trust.

The site is located within walking distance of local facilities including nursery, primary and high schools and the main bus route into/from Stafford along Eccleshall Road (services 432, 433, and 490). The train station in the town centre offers a high frequency and approximately 1 hour and 20 minutes service to London as well as other national destinations. Stafford has an extensive range of shops and amenities including retail parks and a new riverside shopping centre and cinema which is currently in the early stages of development. Employment opportunities in the form of Creswell Park are within 1 mile of the site.

Description

The site extends to 0.89 hectares (2.2 acres). The northern half of the site is currently undeveloped, whilst the southern half of the site consists of a car park and children's play area. The car park is used by players and spectators using the adjacent football pitch and by visitors to the play area and Doxey Marshes Nature Reserve.

There is an existing right of way to Doxey Marshes Nature Reserve as appearing on title SF125838 this is proposed to be diverted to the route shown upon the planning layout.

The existing access to the farmland beyond is also incorporated into the planning layout.

The site has been registered with NHBC Building Control under the Part L 2010 Building Regulations prior to 2013 updates, implemented on 6 April 2014.

Planning Permission

A resolution to grant full Planning Permission was given at committee by Stafford Borough Council on 12 May 2014 under reference number 13/19001/FUL.

The development incorporates 8 two bedroomed dwellings and 6 three bedroomed dwellings, all two storey. Four house types have been proposed ranging from 632 sqft (59 sqm) to 1,166 sqft (108 sqm). Both attached and integral garages are proposed, with all properties having private drives to enable off-road parking throughout the development. Site access is located at the end of Wootton Drive where the existing carriageway is to be extended and a turning head introduced. The development also includes the relocation of the existing car park for up to 32 spaces including 4 disabled user bays and the provision of a new equipped children's play area.

Section 106 Agreement Obligations

The draft Section 106 Agreement contains the following obligations:

Provision of on site public open space, car parking and play equipment prior to the occupation of no more than 50% of the total number of dwellings. The on site open space is to be transferred to Stafford Borough Council for £1 on occupation of the final dwelling.

An index linked education contribution of £66,337 is to be paid on or before commencement of development.

An indexed linked contribution towards the Cannock Chase special area of conservation of £350 per dwelling (£4,900) is to be paid before the commencement of development.

An index linked contribution towards swimming pool provision of £327 per dwelling (£4,578) is to be paid prior to the occupation of no more than 50% of the total number of dwellings.

A contribution towards recreation provision of £85,577 is to be paid prior to the occupation of the final dwelling.

Services

It is understood that storm and foul drainage connections, mains water, electricity, gas and telecommunications services are available in the area. None of the existing services have been inspected or tested and prospective purchasers should investigate these matters to their own satisfaction.

Local Planning Authority

Stafford Borough Council, Civic Centre, Riverside,
Stafford, ST16 3AQ.

Telephone: 01785 619000.

Website: www.staffordbc.gov.uk

Highway Authority

Staffordshire County Council, Wedgwood Buildings,
Tipping Street, Stafford, ST16 2DH.

Telephone: 0300 111 8000.

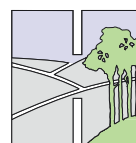
Website: www.staffordshire.gov.uk

Information Package

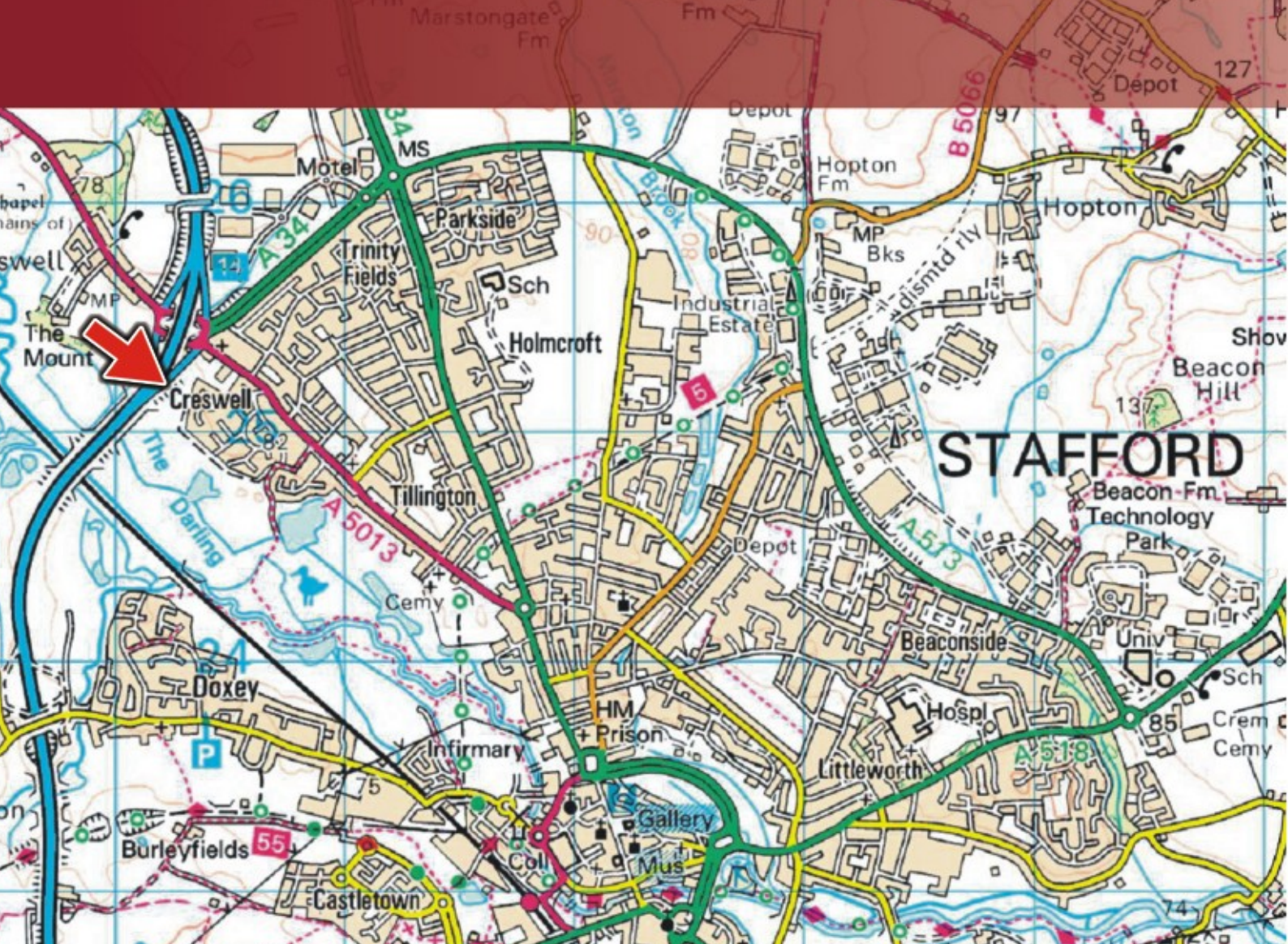
An information package is available on a dedicated website. Log in details will be provided following receipt of an initial expression of interest. The following documents will be available:

- Full Planning Application (13/19001/FUL) with supporting documents
- Draft Section 106 Agreement and Draft Planning Permission
- Stafford Borough Council Committee Report
- Location & Local Facilities Details
- Photographs
- Topographical Survey
- Title Details
- Adopted Highway Extents

Within their appraisal, interested parties should allow for the technical findings within the information pack. Hallam Land Management Limited may if so requested, grant a License Agreement allowing the purchaser to build the house types on the subject site. Alternatively, developers may pursue a plot substitution after the site purchase to further optimise development densities.



**Hallam Land
Management**



Method of Sale

The site is offered for sale by informal tender. Subject to contract offers are invited to be submitted for the freehold interests in the property. Vacant possession is to be provided upon legal completion.

Viewing Arrangements

Viewing is available without prior appointment. Prospective purchasers should be aware inspections are made entirely at their own risk and the vendor or their agents accept no liability arising from such inspections.

Contact Information

If you would like to discuss this site in further detail, please do not hesitate to contact Brian P Egerton or Lisa Cooke at:
Hawksmoor, 94 High Street, Uttoxeter, Staffordshire, ST14 7JD.
Telephone: 01889 561700
Email: begerton@hawksmoorps.co.uk
Email: lcooke@hawksmoorps.co.uk
Website: www.hawksmoorps.co.uk

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