

DEVELOPMENT OPPORTUNITY



FOR 3 SUBSTANTIAL DETACHED HOUSES

**On land known as
“ROMANY”, ROWAN LANE,
OFF TOWER ROAD, ASHLEY HEATH,
MARKET DRAYTON TF9 4PT**

Total Site Area 0.57 Hectares (1.42 Acres)

OFFERS INVITED FOR THE FREEHOLD

Directions: From the A53 take the turning into Pinewood Road. Follow this road through the crossroads and then take the second turning right into Tower Road. Rowan Lane is the first turning on the right hand side.

AUCTIONEER'S GENERAL NOTE

The property currently comprises a detached bungalow and spacious grounds within a woodland setting. It is amongst an established very low density settlement of individually designed private residences, all of which are protected by a blanket Tree Preservation Order.

Rural in character, Ashley Heath lies adjacent to the village of Loggerheads and close to the Staffordshire/Shropshire County Boundary. Loggerheads provides comprehensive local amenities including a mini market and schooling, whilst Ashley Village has a doctor's surgery, 2 restaurants and a public house. There is a regular bus service.

This is an outstanding site for 3 distinctive dwellings, each with a plot size of just under ½ acre.

PLANNING PERMISSION

Full planning permission was obtained from Newcastle Borough Council on 24th September 2021 under Application No. 21/00738/FUL. It permits the demolition of the existing bungalow and its replacement with 3 individually designed detached houses. The details are as follows.

House Type 1

This has an internal floor area of **244m² (2,626ft²)** and provides an office, cloakroom, lounge, dining room, large kitchen and snug on the ground floor, with 5 bedrooms (2 en-suite) and a family bathroom on the first floor. The detached double garage is 34m² (366ft²) and has a playroom above.

House Type 2

This has an internal floor area of **274m² (2,949ft²)**, including the garage, and provides a cloakroom, lounge, dining room, kitchen, garden room and snug on the ground floor, with 5 bedrooms (2 en-suite) and a family bathroom on the first floor. The attached double garage has a toilet in the rear corner which is accessed from the garden area.

House Type 3

This has an internal floor area of **257m² (2,766ft²)**, to include the attached garage, and offers an office, cloakroom, kitchen, utility, dining room, lounge and snug on the ground floor, with 5 bedrooms, (2 en-suite) and the family bathroom on the first floor. The attached garage has a study above.

ARBORICULTURAL REPORT

A copy of the report prepared by Old Oak Tree Care, dated 5th July 2021, can be viewed on the selling agent's data room by contacting their Stone Offices.

SERVICES

It is understood the existing bungalow is connected to mains water, electricity and drainage.

VIEWING

The land may be viewed by appointment to be arranged through the selling agent's offices.

PLAN

Plans showing the layout of the development, elevations and floor plan for each of the dwellings is attached to these particulars.

PROPERTY MISREPRESENTATION ACT, 1991: PLANS, SCHEDULES & DETAILS

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered. Hinson Parry & Company for themselves and for the vendors of this property whose agents they are given notice (1) The Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Hinson Parry & Company has any authority to make or give any representation or warranty whatever in relation to this property.

block layout scale 1:200 a1 format



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PROPOSED RESIDENTIAL DEVELOPMENT ROMANY ROWAN LANE OFF TOWER ROAD ASHLEY HEATH

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client	A	dwg no	F/RL/AH/2020/2
project	POMANIY POWAN LAKE ASHLEY HEATH BLOCK LAYOUT	amendments	0
date	AUGUST 2020		

GEOMETRA David Evans BSc(Hons) Dip Arch AP8 RIBA
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block and location scale 1.500 and 1.1250 a1 format



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PROPOSED RESIDENTIAL DEVELOPMENT ROMANY ROWAN LANE OFF TOWER ROAD ASHLEY HEATH

GEOMETRA
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client A

dwg no P/RL/AH/2020/1

project ROMANY ROWAN LANE ASHLEY HEATH

amendments
0

date AUGUST 2020

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amended 23 august 2021



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PROPOSED RESIDENTIAL DEVELOPMENT ROMARY ROWAN LANE OFF TOWER ROAD ASHLEY HEATH

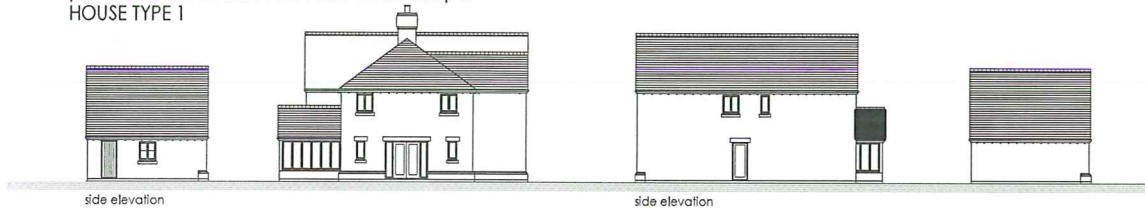
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stand	A	draw no	1/21/19/2021/4
project	10/20/19/17/00/1 LANE ASHLEY HEATH RESIDENTIAL	project no	19/20/2021/4
date	19/05/2021		

GEOMETRA, 10 Field Lane, Fraddon,
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HOUSE TYPE 1



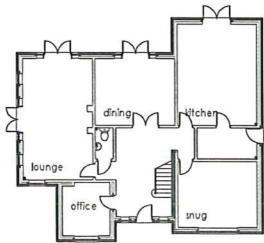
side elevation

side elevation



front elevation

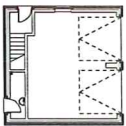
rear elevation



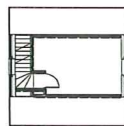
ground floor house plan 122 sq m



first floor house plan 122 sq m



ground floor garage plan 34 sq m



first floor garage plan 18 SQ M

PROPOSED RESIDENTIAL DEVELOPMENT ROMANY ROWAN LANE OFF TOWER ROAD ASHLEY HEATH

plans and elevations scale 1:100 a1 format pdf
HOUSE TYPE 2



side elevation



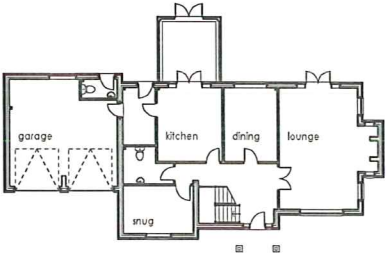
side elevation



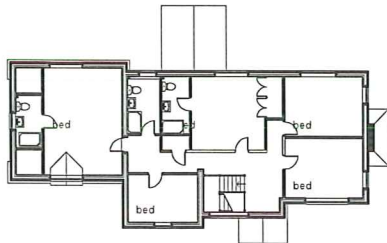
front elevation



rear elevation



ground floor plan 142 sq m



first floor plan 132 sq m

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chartered and registered architects

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client: A design no: 002/19/002/21/2

proj-ct: EUMANN & WIGAN LANE, ASHLEY HEATH, REDDING, BEDFORDSHIRE architects ref: 01

date: 18.08.2021

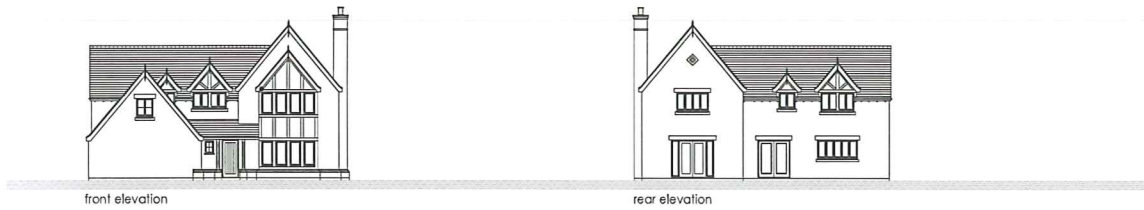
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HOUSE TYPE 3



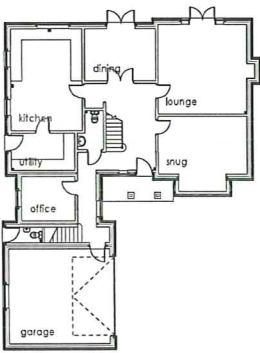
side elevation

side elevation

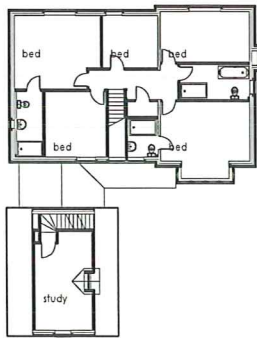


front elevation

rear elevation



ground floor plan 138.5 sq m



first floor plan 118.5 sq m

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