

FOR SALE BY PRIVATE TREATY



## Building Land with Full Planning Approval for 8 dwellings Ivetsey Road, Wheaton Aston

### FEATURES

Situated in the village of Wheaton Aston, the level parcel of land has good road frontage, is adjacent to established housing, has local facilities within 10 miles of towns such as Stafford, Cannock, Wolverhampton and Telford

- Outline Planning Permission No: 10/00615/OUT
- Approval 17 May 2010
- 8 Detached Houses (indicative plan)
- Good Road Frontage
- All mains Services available

**OFFERS IN THE REGION OF £650,000**

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REGULATED BY RICS

SOUTH & STUBBS – CLOVELLY – PINFOLD LANE – PENKRIDGE – STAFFORD – ST19 5AP

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## LOCATION

The site is situated within the village of Wheaton Aston adjoining other residential properties. Wolverhampton lies some 10 miles to the south, Stafford 8 miles to the northeast, Cannock 6 miles to the east and Telford 8 miles to the west. Access to the M6 motorway at J12 is about 5 miles and to the M54 at J3 about 4 miles.

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## DIRECTIONS

From the A5 turn north by the Bradford Arms Public House. Follow this road into the village of Wheaton Aston where the land will be found on the right hand side evidenced by a For Sale board.

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## PROPERTY IN DETAIL

The land, which was formerly a market garden, has received full planning permission for the development of an indicative 8 detached houses with access to be off Ivetsey Road.

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## PLANNING

An outline planning permission (No: 10/00615/OUT) was approved by South Staffordshire Council 27 September 2010. The plans gave an indicative layout of 8 houses. A copy of the planning consent is available at the auctioneers' offices.

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## SERVICES

All mains services are believed to be available but prospective purchasers should make their own enquiries.

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## SPECIAL CONDITIONS

- a. A strip of land one metre wide will be retained along the boundary to Grey House Farm.
- b. Any building in the area shaded on the plan may not have an eaves height greater than 4.2 metre and only garages and single storey buildings may be built within 2 metres of the north east boundary.

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## TENURE

The land is Freehold with vacant possession available.

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## AGENT'S NOTICE

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Messrs South & Stubbs for themselves and the Vendors give notice that these Particulars do not constitute any part of an offer or a contract. All statements contained in these Particulars are made without responsibility on the part of the Agent or the Vendors and the intending purchaser must satisfy himself by inspection as to the correctness of such statements. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. The property is offered subject to contract and to it being unsold.

### PROPERTY MISREPRESENTATION ACT 1993

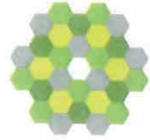
#### Plans, Schedules and Details

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offers.

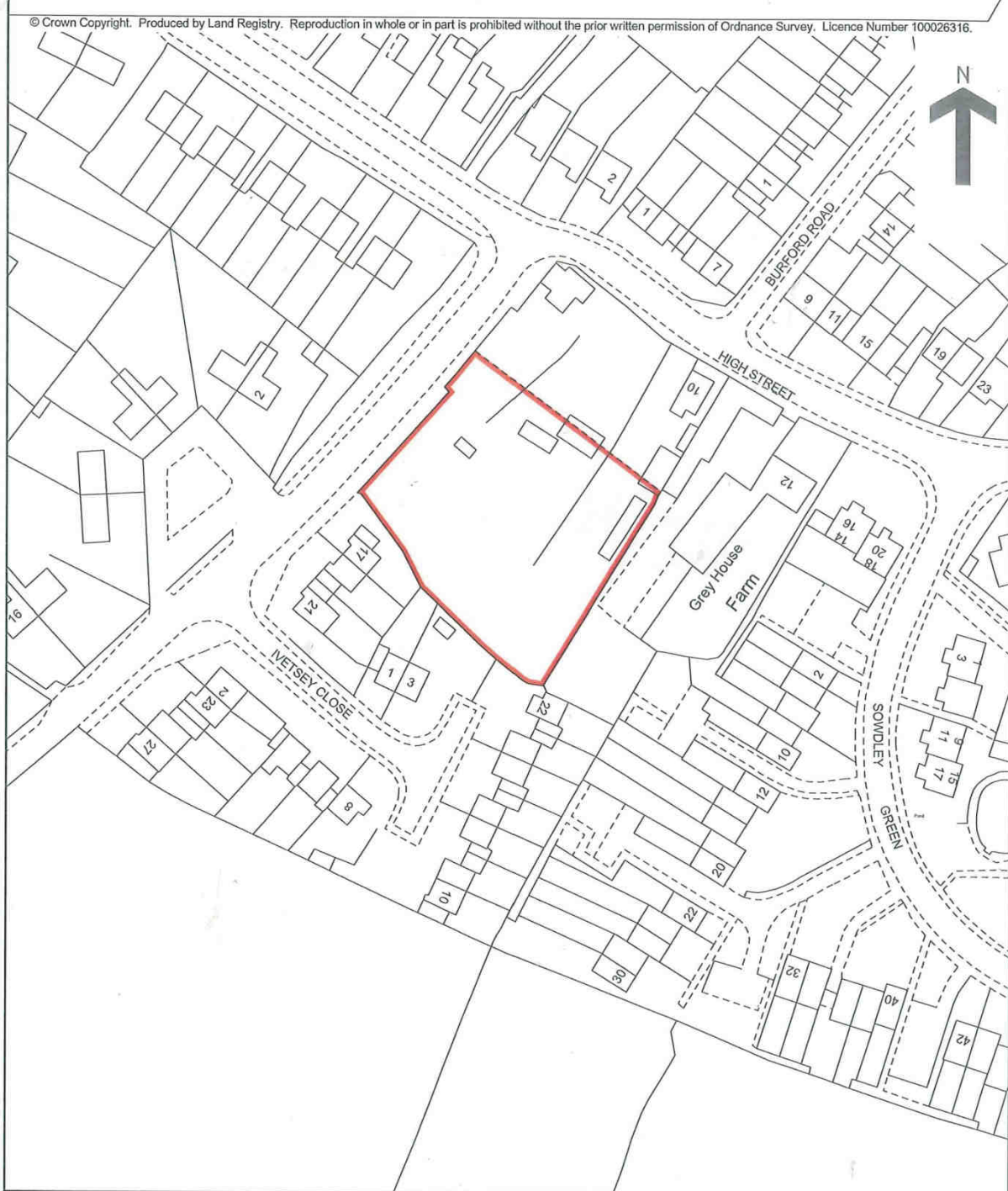


Registry  
Official copy of  
Title plan

Title number SF560280  
Ordnance Survey map reference SJ8412NE  
Scale 1:1250 enlarged from 1:2500  
Administrative area Staffordshire: South  
Staffordshire



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This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by Land Registry, Birkenhead Office.