

FOR SALE

Development Site for 7 Detached Open Market Dwellings

h₂land
PLANNING
DEVELOPMENT
HOUSEBUILDING

Oakley Meadows

Land Opposite Yew Tree Farm, Pulley Lane, Droitwich Spa.



Image shows one of the approved house types for the site.

FOR SALE Available Immediately

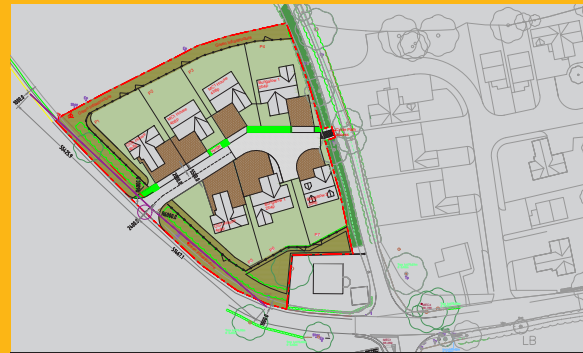
A unique opportunity to acquire a 7-unit development site located in a highly desirable countryside setting on the edge of Droitwich.

Outline planning consent originally granted for a self-build scheme, however, Reserved Matters consent for the 7 units has been granted on the basis of an open market housing scheme with no restriction, nor any affordable housing contribution payable (RM approval date was February 11th 2022).

Oakley Meadows sits in a wonderful countryside setting, on the outskirts of Droitwich Spa. The site extends to some 1.3acres / 0.53hectares

The houses benefit from very large plots, overlooking open greenbelt countryside. The low-density nature of the scheme coupled with mature surroundings gives the site a truly exclusive feel.

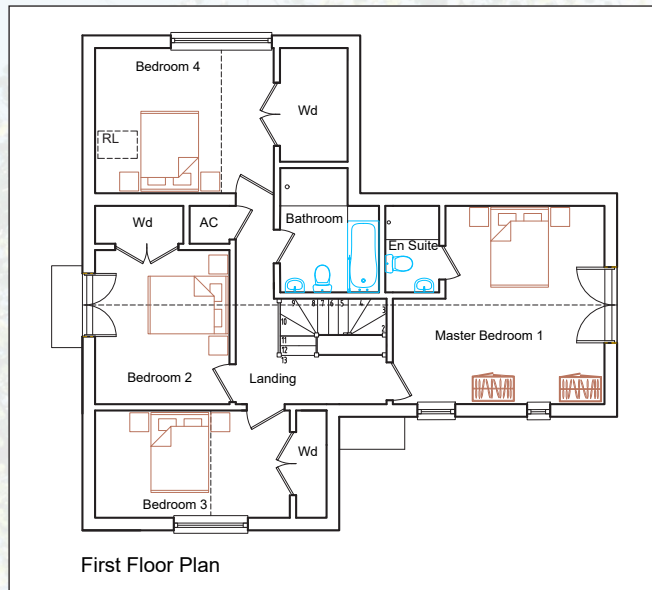
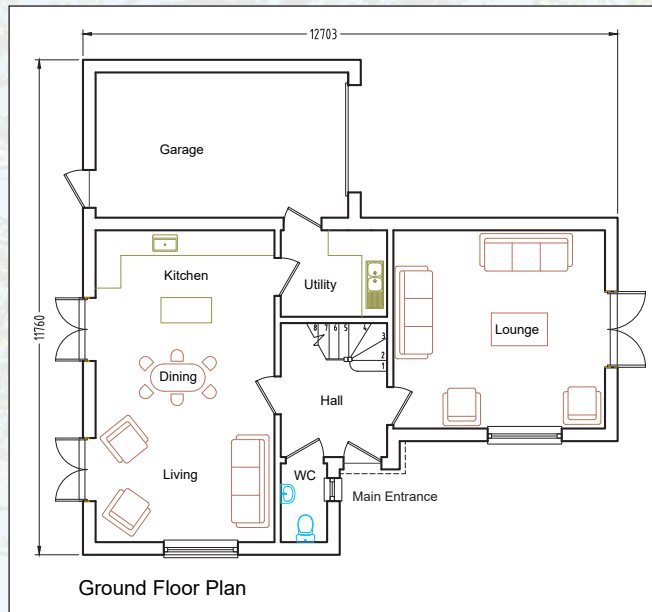
The scheme of 7 detached dwellings sits well back from Pulley Lane creating space for plentiful private parking and driveway areas, large gardens, but all in close proximity to the town's amenities. Whilst the development offers the opportunity for family living in the large dwellings, variety has been considered on site through the provision of 2 bungalows and 1 dormer bungalow.



H2Land now offers a very rare opportunity to acquire these plots with full detailed planning consent for construction of substantial attractive homes – the consent can be commenced immediately.

Planning Consent granted by Wychavon Council planning ref 20/01641/OUT and Reserve Matters application 21/02603/RM (granted 11th February 2022).

Plot 1 and Plot 5 – OG1 House type



Dimensions

Ground Floor

Lounge. 5.0m x 4.7m
Kitchen/Diner/Living 7.4 m x 4.2 m
Utility 2.5m x 2.0m

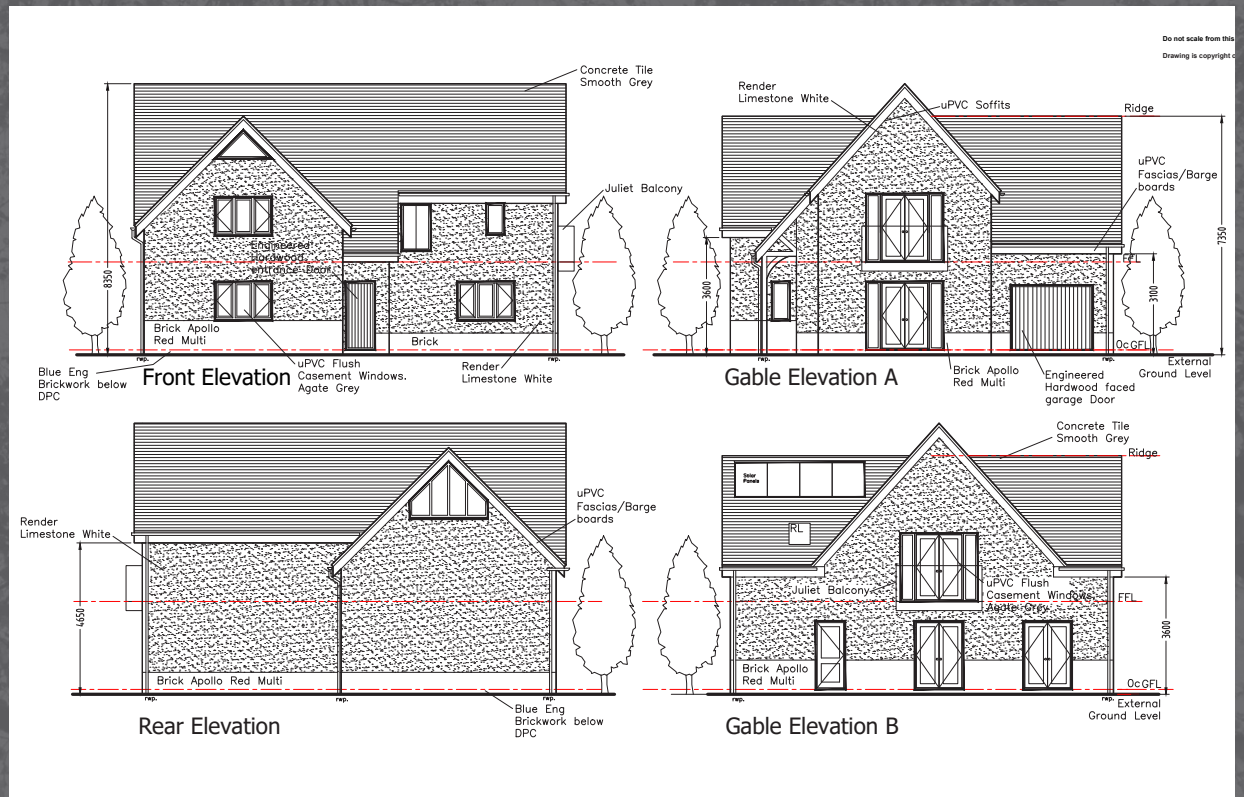
First Floor

Master Bedroom. 1. 5.0 m x 4.7m
En-Suite. 2.0 m x 1.2 m
Bathroom. 2.9m x 2.3m
Bedroom 2. 3.1m x 4.7m
Bedroom 3. 2.5m x 5.5m
Bedroom 4. 3.4m x 6.0m

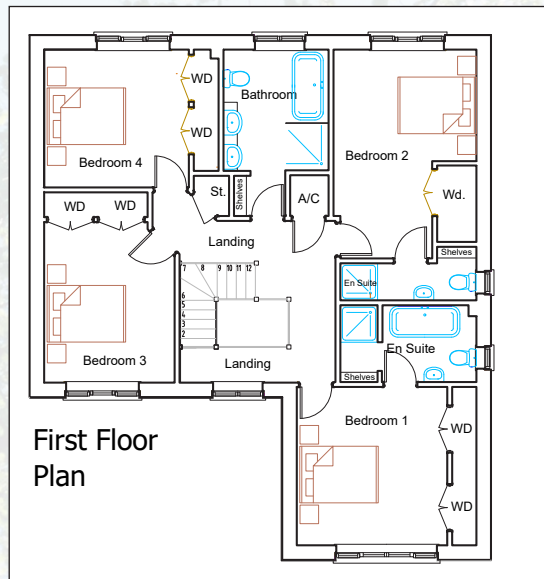
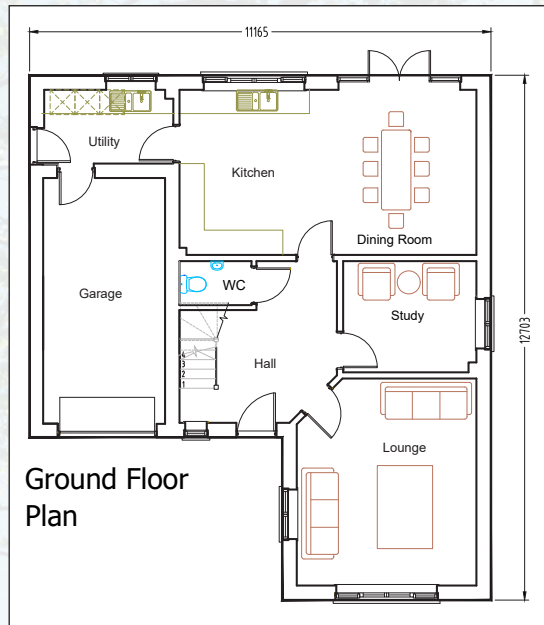
Area

G Floor. 95.3m² . (1025.8 Sq.ft)
F Floor. 95.3m² . (1025.8 Sq.ft)

Total area 190.6 Sq.m (2051.6 Sq.ft)



Plot 2 and Plot 3 – MC1 House type



Dimensions

Ground Floor

Lounge. 5.0m x 4.3m

Kitchen/Dining 7.1m x 3.9m

Study. 3.2m x 2.6m

Utility. 3.1m x 1.8m

First Floor

Bedroom 1. 4.3 m x 3.8m

Bedroom 2. 3.4m x 5.0m

Bedroom 3. 4.6m x 3.1m

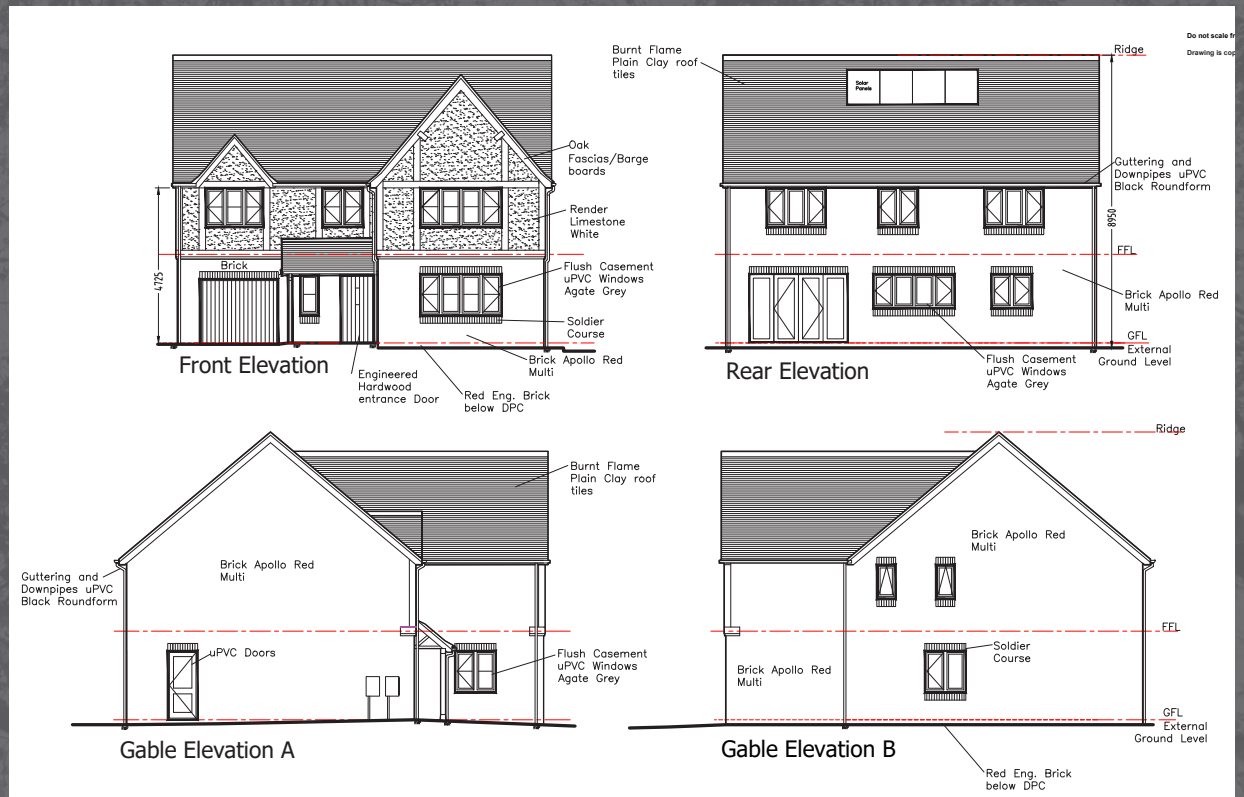
Bedroom 4. 3.3m x 4.2m

Area

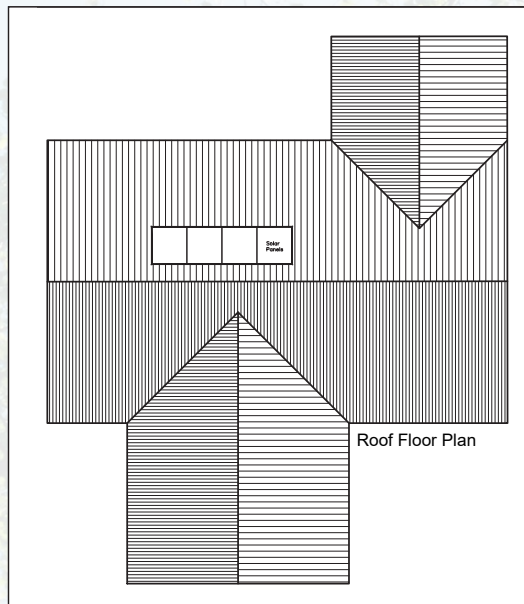
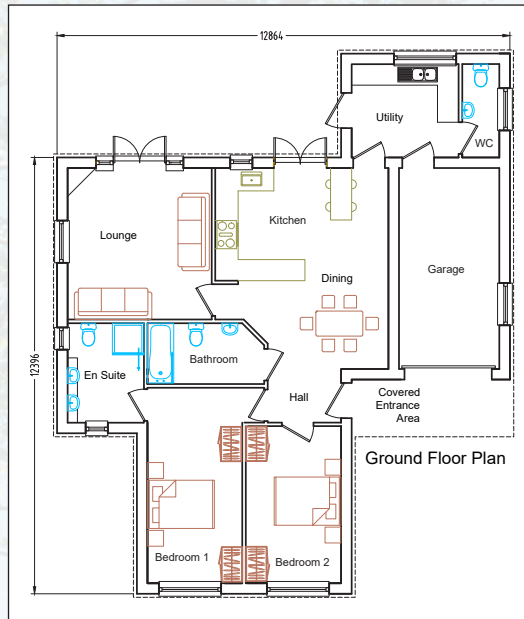
G Floor. 101.m2 . (1087 Sq.ft)

F Floor. 101.m2 . (1087 Sq.ft)

Total = 202 m2 (2174 Sq.ft.)



Plot 4 and Plot 6 – Bungalow 1 House type

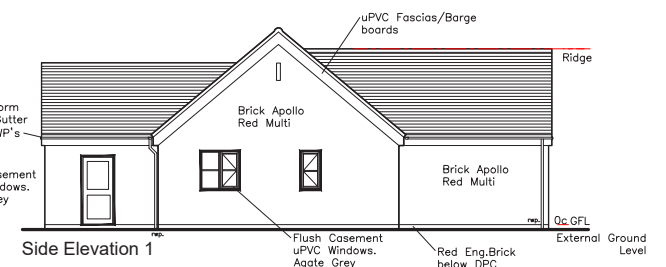
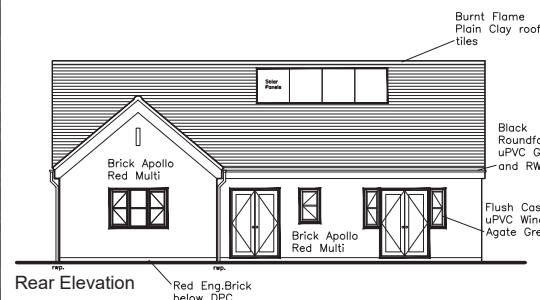
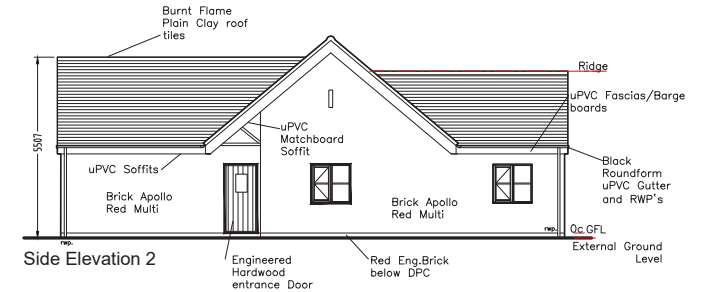
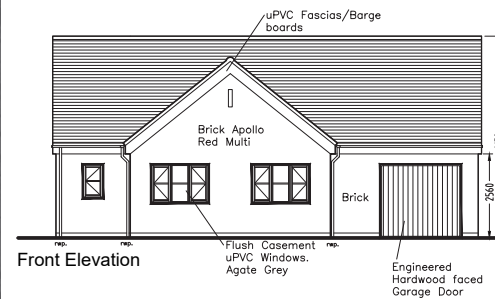


Dimensions

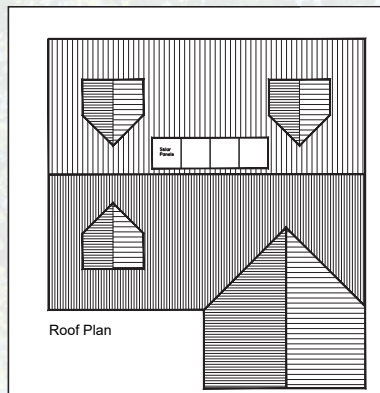
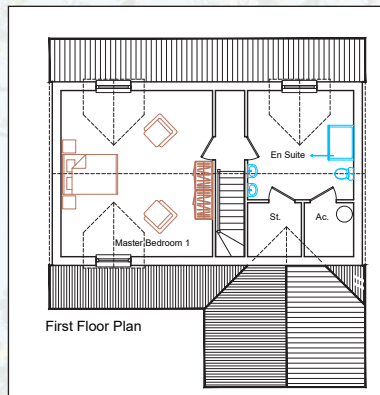
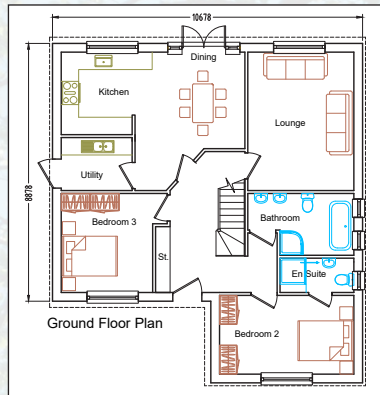
Ground Floor

Lounge. 4.1m x 4.3m
 Kitchen/Dining. 4.9m x 5.7m
 WC. 1.1m x 2.6m
 Bedroom. 1. 2.75 m x 5.5m
 En-Suite. 2.1m x 2.8m
 Bathroom. 3.3m x 1.75m
 Bedroom 2. 2.7m x 4.4m
 Utility. 3.0m x 2.65m
 Garage. 2.85m x 5.7m

Area 118m² (1270 Sq.ft.)



Plot 7 – Dormer Bungalow 2 House type



Dimensions

Ground Floor

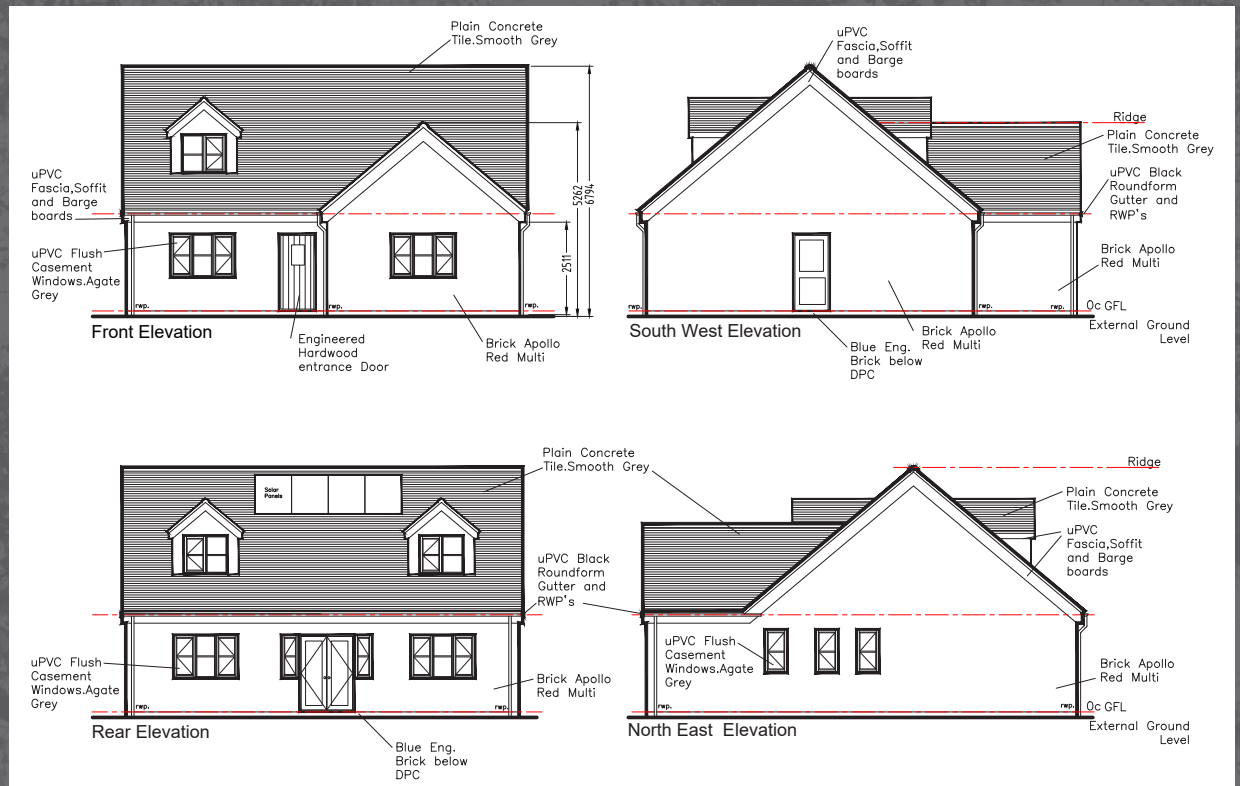
Lounge. 3.6m x 4.7m
 Kitchen/Dining. 3.3m x 6.3m
 Utility. 1.8m x 2.4m
 En-Suite. 2.5m x 1.2m
 Bathroom. 3.6m x 2.1m
 Bedroom 2. 2.7m x 4.6m
 Bedroom 3. 3.1m x 3.4m

First Floor

Master Bedroom. 5.2m x 5.7m
 En Suite. 3.6m x 3.7m

Area
 Ground Floor . 96m² (1033 Sq.ft.)
 First Floor . 57m² (613 Sq.ft.)

Area Total = 153m² (1646 Sq.ft)



Services

The sellers are currently developing out the neighbouring site with new homes.

As part of this scheme, utilities are being provided to serve the development, which will also be made available to the Oakley Meadows site.

Water – This is available in Newland Road just alongside the site.

Electric – A new upgraded power supply is being installed for the development by a private network provider. The Contractor will provide a connection in the verge for the Oakley Meadows site. (detailed plans are available). Connection costs are quoted as less than £12k to bring the power onto the Oakley Meadows site from the verge.

Drainage – As part of the neighbouring development a private sewer in Newland Road will be installed, with connection to outfall at the watercourse to the North of the site. This connection has been approved and Contractors are working on preparations to install the drain. Connection to this sewer will be provided as part of the legal transaction which will allow for storm water and effluent discharge from individual bio-disc treatment plants on site.

BT – Fibre to property is available in the road close by in Pulley Lane.

Gas – No mains gas is available locally.

Housing Schedule

Plot 1 – OG1 House type – 2051.6sqft

Plot 2 – MC1 House type – 2174sqft

Plot 3 – MC1 House type – 2174sqft

Plot 4 – Bungalow 1 House type – 1270sqft

Plot 5 – OG1 House type – 2051.6sqft

Plot 6 – Bungalow 1 House type – 1270sqft

Plot 7 – Dormer Bungalow 2 House type – 1646sqft

(footprints are Gross Internal Area)





For more information:

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