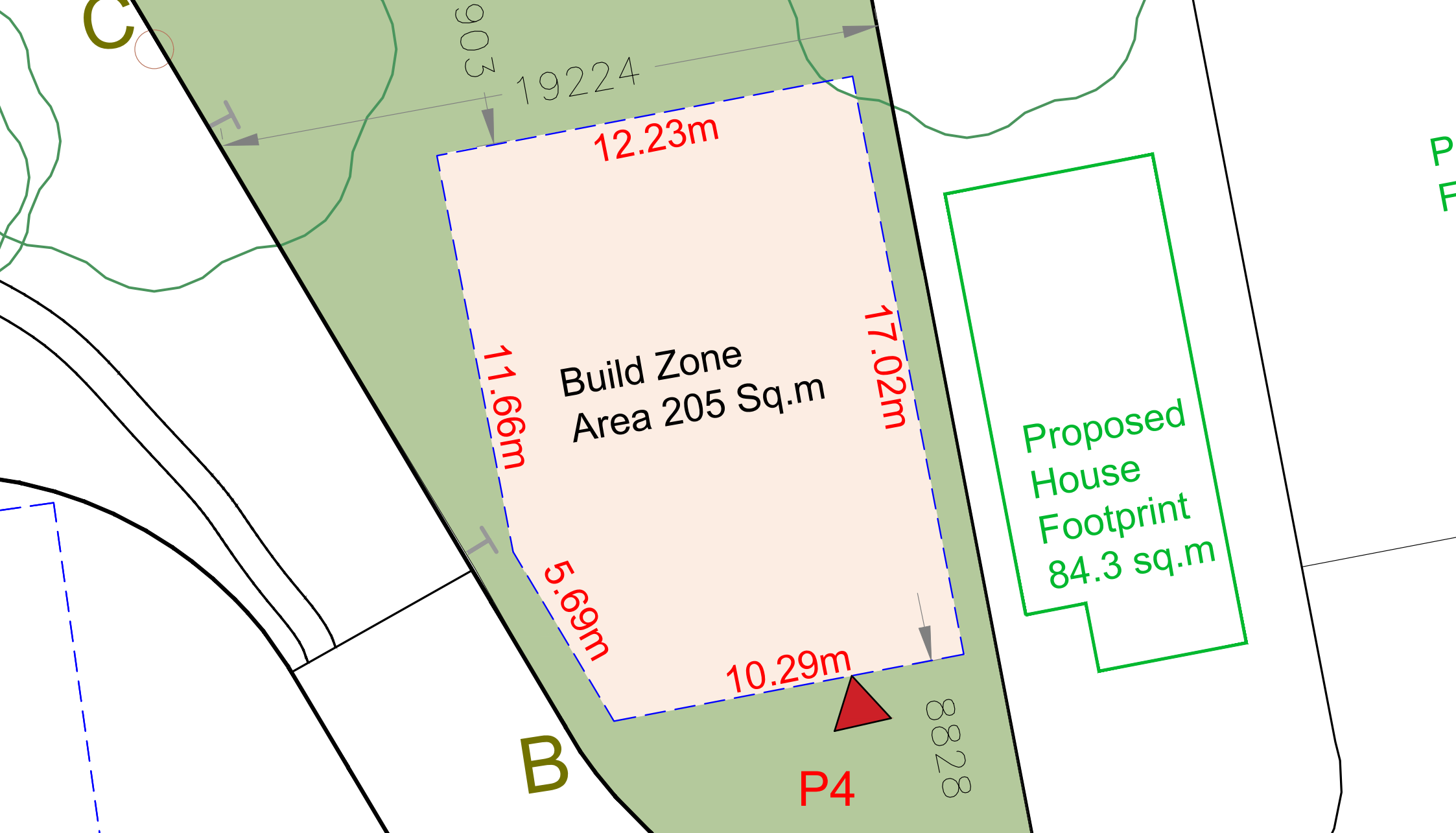




Self-Build Plot 4

Oakley Gardens, Droitwich, WR9 7GZ

Andrew Grant

Plot 4

Oakley Gardens, Droitwich, WR9 7GZ

4  3  2 

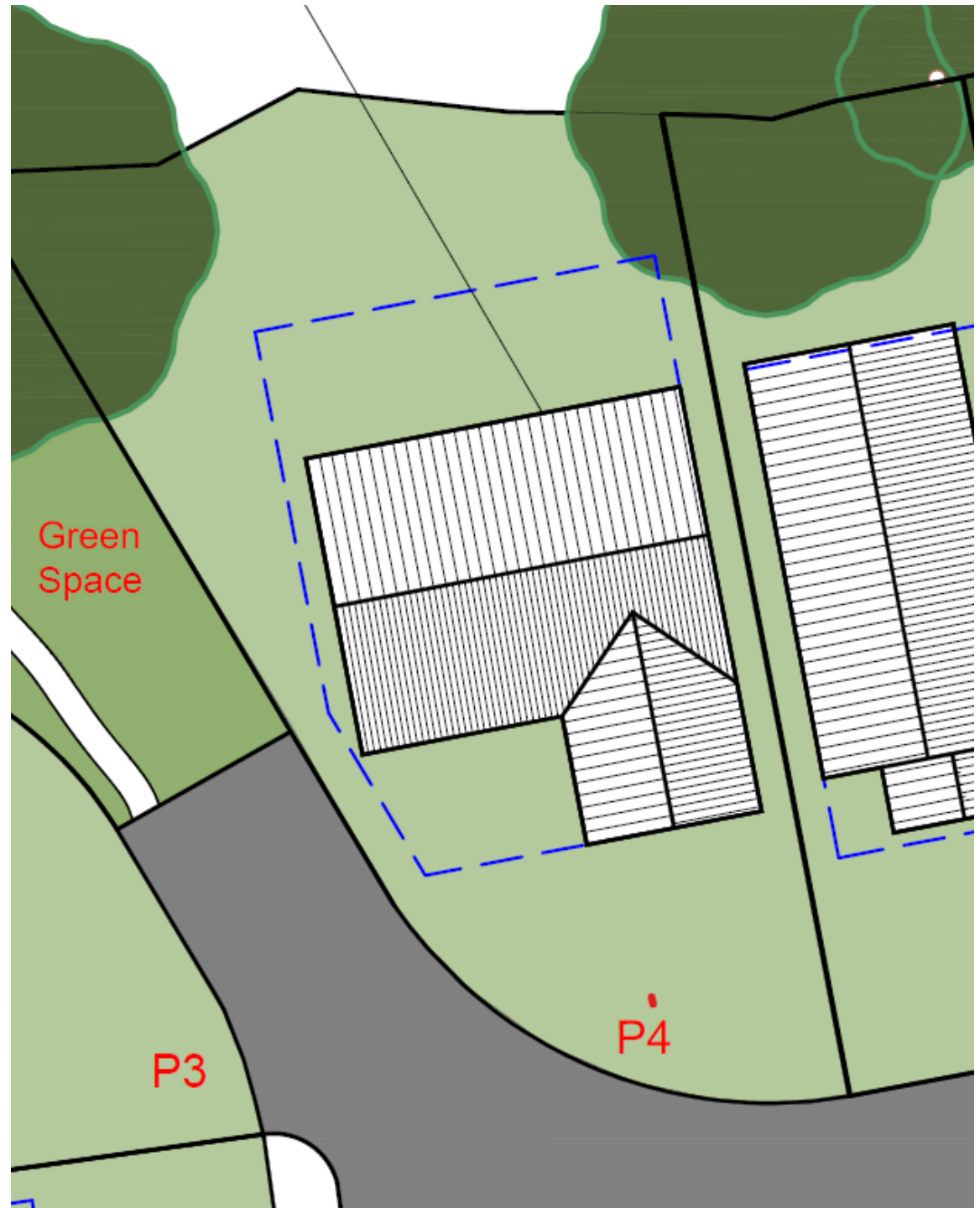
Guide Price £240,000

A fantastic opportunity to build your own substantial family home with generously sized gardens situated within the ever-popular town of Droitwich Spa.

Key features

- Plot with planning consent for new build
- Rare opportunity to self-build a substantial family home
- Renowned location
- Generously sized garden
- Ample parking available for 3 cars
- Space to erect garage

Plot Area: 461.7 sq m





This plot of land comes with planning consent for a self-build project. The land offers flexibility in design, allowing for the creation of a spacious family home complete with a large garden, plentiful parking and a garage. It is an ideal opportunity for individuals looking to embark on a fulfilling project to craft their own dream home.

Buyers are to have the intention to make this their principal home and must register on the Wychavon District Council Self-Build Register (wychavon.gov.uk/planning/planning-policy/self-build-register). A self-build new home qualifies for CIL exemption (Community Infrastructure Levy Exemption).

Plot Passport

Plot 4 has planning consent in the form of a Plot Passport and Design Code. The permission allows for a new home to be constructed within the Build Zone, with a maximum footprint of 157 sq. m. The maximum allowable height is 9 meters, providing ample space for an extremely substantial house, spanning over 2.5 storeys if required.

Oakley Gardens

Plot Passport

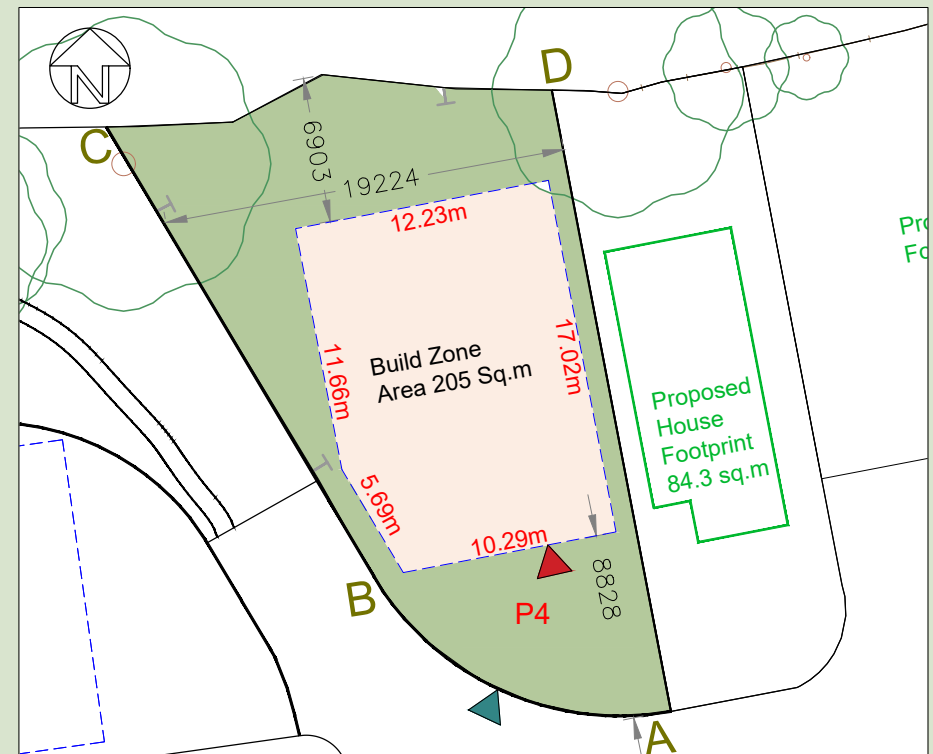
P04A

Ref : 2020- OG Plot 4

Main Features

Plot Number:	P4
Unit Type:	Detached House
Local Character:	Rural
Plot Area:	461.7 Sq.m/ 0.113 acre
Max Build Area:	157 Sq.m
Max Build Height:	9.0M

	Extent of plot
	Build zone
	Facing Principle Elevation
	Vehicular access
	Boundary for which the purchaser has the responsibility to maintain



Coordinates- Eastings,Northings (Meters)

A. 390304.71-260845.72 B. 390290.80-260851.42 C. 390277.67-260873.47
D. 390288.35-260875.97

B1 Build 1
Build Your Future

Envisioned Property

There are numerous options for constructing a new home on this plot. As an example, we have showcased a house type that offers spacious family accommodation and could easily provide additional significant space in the roof. This design leaves ample outdoor garden space and parking for three cars, in addition to the garage space.

Ground Floor

In this envisioned property, the versatile layout begins with a spacious hallway, leading to the lounge, study, cloakroom and kitchen dining room. The front-facing lounge boasts dual aspect windows, flooding the room with natural light and offering ample space for your lounge furniture. Adjacent to the lounge, there is a convenient study, perfect for those who work from home. This adaptable space features a side window, enhancing the room's ambiance.

The kitchen dining room, a canvas for your dream kitchen, features multiple windows overlooking the garden and convenient French doors for seamless outdoor access. From the kitchen, a doorway leads to the utility room, an ideal spot for your washing machine and dryer. This room also provides access to the garage at the front and a door to the outside. Completing the ground floor is a cloakroom, adding practicality to this thoughtfully designed space.





First Floor

Ascending the staircase, a spacious landing welcomes you, offering access to a storage cupboard, an airing cupboard, four double bedrooms and a family bathroom. Two of the bedrooms enjoy the luxury of en-suites, while all bedrooms offer the possibility of fitted wardrobes, enhancing their functionality.

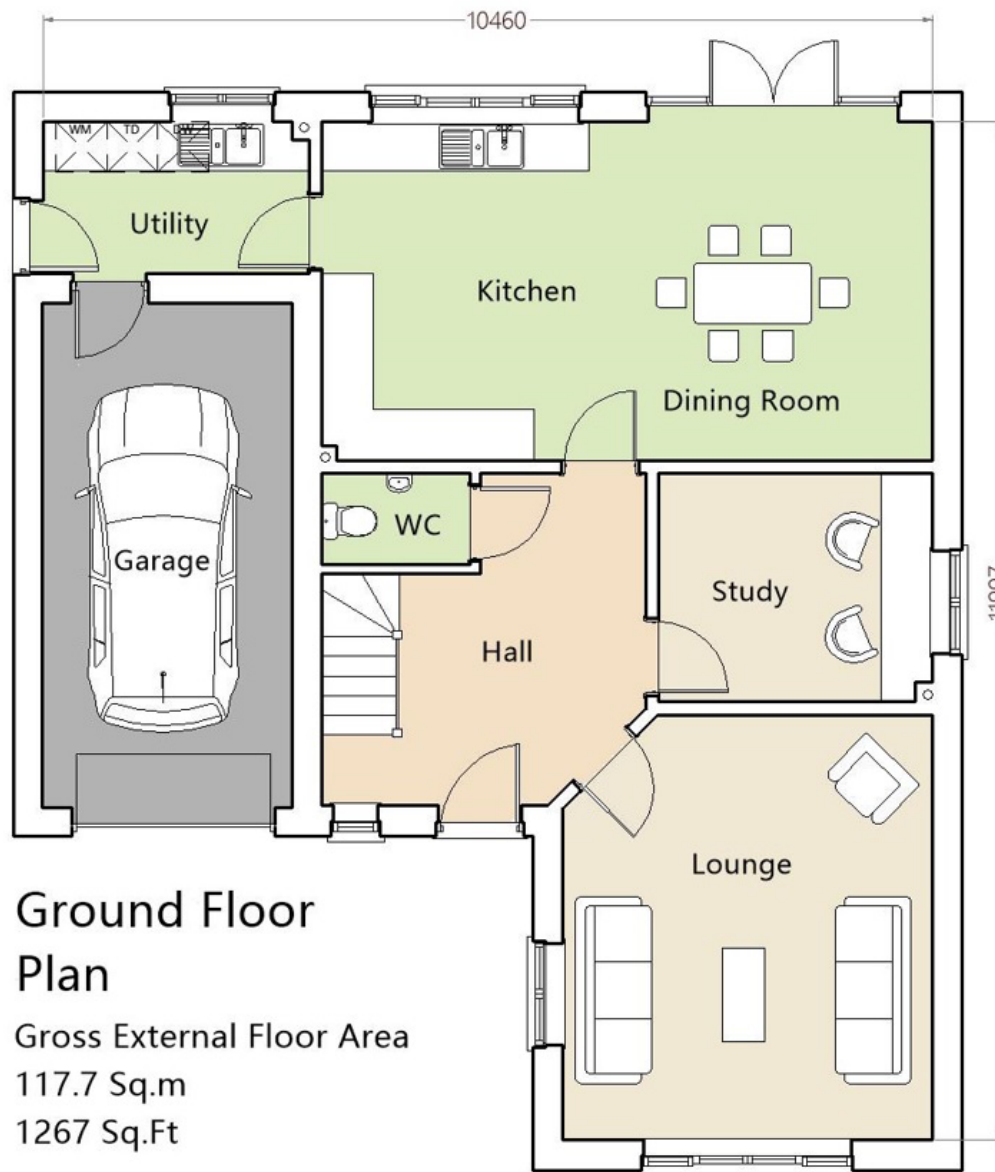
Gardens and Grounds

The envisioned home has a substantial garden, providing ample space for outdoor activities and relaxation. Additionally, there is convenient parking for three cars and a garage, catering to your parking needs.

Agent's Note

Reason for sale: the developer is completing the last of 7 other custom build homes on the site. However, due to a late cancellation of the custom build on this plot by the buyer, the developer is now moving onto another project and no longer has the resources to stay on site and build this last home. Furthermore, Plot 4 is being brought to the market at a Guide Price of £240,000, having previously sold the other larger plots on this site for £235,000 to £250,000 each.

The images and floorplans depicting the house are an example of a property design option viable for this plot. Please note that only the plot is for sale; the house is not included.



Ground Floor Plan

Gross External Floor Area

117.7 Sq.m

1267 Sq.Ft



First Floor Plan



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.

Situation

The plot is situated near the historic town of Droitwich Spa, surrounded by picturesque Worcestershire countryside. Droitwich Spa has a rich history, evolving from a Roman settlement perched above a natural brine spa (which remains active today) into a vibrant and modern town tailored for contemporary living.

Droitwich Spa boasts a lively town centre and a diverse range of leisure activities, including two meticulously maintained parks, an open-air lido, a leisure centre and the recently restored Droitwich Spa canal network. This network, a paradise for walkers, cyclists and nature enthusiasts, spans 21 miles, encircling Droitwich and offering breathtaking views before meeting the River Sever in Worcester.

Located just a few miles northeast of Worcester, Droitwich Spa enjoys convenient access to major commuter routes, situated on the main A38 between Birmingham and Bristol and within a short distance from the M5 and M42 motorways. The town's railway station, located just outside the town centre, provides regular services to Birmingham, Worcester, Kidderminster and Stourbridge. It also forms part of the Western main line, facilitating travel to the North and South of the UK.





Oakley Gardens

Corner Mead Development . Droitwich
29.09.20

Revisions

- P2 Client footprints Overlaid 09.11.21
- P 8 & 9 Joined to form a single larger plot 30.11.21
- Dwg updated. P8 Revised 07.01.22
- Site Plan updated. Plots 3,4 and 7 Revised to suit layout. 19.05.22

Site Plot Plan

Site Context Plan

500@A3

01D



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