

Walmersley Old Road, Walmersley, Bury

WARNING TO HOUSE PURCHASERS
Property Misdescriptions Act 1991

Buyers are warned that this is a working drawing and is not intended to be treated as descriptive material. It is a warning to any person who may be misled by the drawing. The contents of this drawing may be subject to change at any time, and alterations and variations can occur during the progress of the works without notice of the drawing. Consequently the layout, form, content and dimensions of the finished construction may differ materially from those shown. Rely on the contents of this drawing constitute a contract, part of any contract, or warranty.

Legend

- Proposed dwelling and house type code.
- Proposed garage to be built.
- Dwelling handing - as / opposite the construction dwg.
- Timber Fence (Refer to BTL02/BDT02 for details)
- Wall (Refer to BTL02/BDT02 for details)
- Estate Railings (Refer to BTL02/BDT02 for details)
- Timber knee railing. (Refer to BTL02/BDT02 for details)
- Stock proof fence. (Refer to BTL02/BDT02 for details)
- Timber gates to be erected to rear gardens. (as indicated on site layout).
- Existing Trees. (To be retained)
- Existing Trees. (To be removed).
- Location of easement.
- Acoustic Measures required. (Refer to Noise Assessment for Details)
- Plot retaining walls, refer to engineers design for details
- Electric Vehicle Charging Points

SCHEDULE OF ACCOMMODATION

Ref	Barratt Type	House Type	Sqft	No	Total Sqft
Fal	Falkirk G	2 bed apartment	637	6	3822
Fal	Falkirk U	2 bed apartment	665	12	7980
Den	Denford	2 bed mews	624	14	8736
Brn	Brandon	3 bed mews	706	13	9178
Mai	Maldstone	3 bed semi detached house	830	54	44820
Mor	Moresby	3 bed semi detached house	854	20	17080
T65	T65	4 bed mews	979	2	1958
Lut	Lutterworth	3 bed detached house	1001	6	6006
Kin	Kingsville	4 bed townhouse	1073	74	79402
Win	Windermere	4 bed int. garage detached house	1073	25	26825
Knl	Kingsley	4 bed detached house	1085	7	7595
Tho	Thornton	4 bed detached house	1202	5	6010
Ala	Alderney	4 bed dual aspect detached house	1225	14	17150
Hal	Halton	4 bed int. garage detached house	1267	16	20272
Total number of units and square footage			268	256834	

Gross Site Area in Acres	26.90
Open Space & Undevelopable area in acres	11.19
Net Site Area in Acres	15.71
Density (units per acre)	17
Density (units per hectare)	42
Square foot / Acre	16,340

General Notes

Refer to REC Noise Assessment for details of Acoustic Measures.

For detailed plot soft landscaping refer to PDP Details.

Refer to the following drawings for details:
Materials Layout - 456-P-ML-02
Boundary Treatments - 456-P-BTL-02
Hard Landscaping - 456-P-HLL-02

EXISTING OPEN SPACE (FARMLAND)

02 Client approved and released for Marketing 12/23
01 Layout updated 11/23

Rev Description Date Drawn Ck'd



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Job TETROSYL WALMERSLEY, BURY

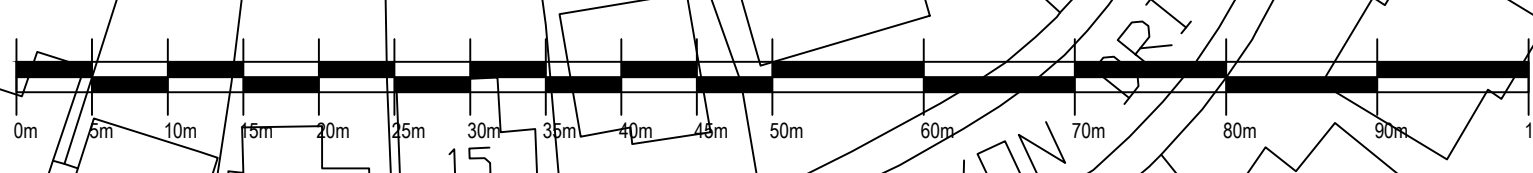
Title PLANNING LAYOUT

Design By P/IAJ Date 09/2016 Drawing Number 456 / P / PL / 04 Rev 02

Drawn By JSM Scale 1:500

Planning Layout | 1:500

Scale Bar



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SIXTH EDITION