

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 intended to show the general layout of the proposed development and is not intended to be used as a basis for any legal proceedings. The contents of this drawing may be subject to change without notice and the purchaser is advised to consult the architect for details of the proposed development and to obtain a copy of the full planning application and to obtain a copy of the full planning application and to obtain a copy of the full planning application.

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
Ell	Ellerton	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
King	Kingville	4 bed townhouse	1073	74	79402
Win	Windermere	4 bed int. garage detached house	1073	25	26825
King	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	13.19
Net Site Area in Acres	15.71
Density (units per acre)	17
Density (units per hectare)	42
Square foot / Acre	16,348

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)

Rev	Description	Date	Drawn	Checkd
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BARRATT HOMES
MANCHESTER

Barratt Homes Manchester
(A division of BDW Trading Ltd)
4 Brindley Road
City Park
Manchester
M16 9HQ
Tel: 0161 872 0161
Fax: 0161 855 2828

Job: TETROSYL WALMERSLEY, BURY

Title: PLANNING LAYOUT

Design By	Date	Drawing Number	Rev
P/A	09.2018	456 / P / PL / 04	
Drawn By	Scale 1:40		
JSM	1:500		

Planning Layout | 1:500

Scale Bar



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SIXTH EDITION