

Appendix A. Development Site Schedule

Site No.	District	Road	Development Potential		Risks/Constraints	Notes & Approximate Site valuation
			Number	Type		
426	Coton Green	Shelley Drive	3	2B4P Houses	<ul style="list-style-type: none"> • Footpath Status • Overlooking 	£15,000
632	Coton Green	Kipling Rise/Keats Close	5	2B4P Houses	<ul style="list-style-type: none"> • Access to electric sub station • Turning head 	£100,000
641	Coton Green	Bloomfield Way x 2 A B	2 0	2B4P Houses 0	<ul style="list-style-type: none"> • (B) Not practical for development 	£34,250
639	Coton Green	Fontenaye Road	2	2B3P Bungalows	<ul style="list-style-type: none"> • Overlooking/separation distance 	
429	Leyfields	Thackeray Drive	3	2B4P Houses	<ul style="list-style-type: none"> • Existing 4-storey maisonettes • Drying/garden area • Sub-station 	Potential site includes garages, car parking and drying areas. £9,250
431	Leyfields	Thackeray Drive	3	2B3P Bungalows	<ul style="list-style-type: none"> • Service Yard to shops • Overlooking from sheltered housing • Overlooking to existing bungalows 	£500
428	Leyfields	Thackeray Drive/ Masefield Drive	3 2 4	2B3P Bungalows 2B3P Flats 1B2P Flats	<ul style="list-style-type: none"> • Prominent corner 4 storey maisonettes 	£9,250

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434	Leyfields	Masefield Drive/ Burns Road	0	-	• Open space – not for development	To be retained
439	Leyfields	Tennyson Avenue	4 4	2B4P Houses 1B2P Flats	• Noise from railway	Near station – very good access to town. £16,500
625	Leyfields	Milton Avenue	3	2B4P Houses	• Limited narrow access	£10,000
419	Gillway	Hawthorne Avenue	4 or 4	2B3P Bungalows 2B4P Houses	• General needs prohibited by very limited access • Sloping site	Consider for supported housing use/bungalows. General family may not be acceptable. £52,500
422	Gillway	Chestnut Avenue	2 or 2	2B3P Bungalows 2B4P Houses	• Narrow site at front • Multiple access to rear - Queensway	Consider extending allotments/bungalows £15,500
423	Gillway	Chestnut Avenue	4 or 4	2B4P Houses 2B3P Bungalows	• Poor access visibility • Significant level change • Existing garage s/e corner/access	Challenging for development. £68,500
633	Gillway	Cherry Tree Walk	4	2B4P Houses	• Public right of way?	£72,000
634	Gillway	Hilltop Avenue	4	2B4P Houses	• Existing rights of access to garages	£72,000

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468	Colbourne Road	Colbourne Road	3 or 4	2B4P Houses 2B4P Slim Houses	<ul style="list-style-type: none"> Maintaining access to allotment gardens 	£37,500
457	Kettlebrook	Broadsmeath	0	-	<ul style="list-style-type: none"> Existing open space not appropriate for development 	Extend car parking and provide some planting.
458	Kettlebrook	Broadsmeath	3	2B4P Houses	<ul style="list-style-type: none"> Managing rear access path/security 	£11,700
459	Kettlebrook	Broadsmeath	2	2B4P Houses	<ul style="list-style-type: none"> Maintaining access to rear of Nos. 42/50 	Car parking/adopted highway. £9,150
460	Kettlebrook	Broadsmeath	0	-	<ul style="list-style-type: none"> Existing open space not appropriate for development 	
635	Kettlebrook	Stonepit	0	635 (A)	<ul style="list-style-type: none"> End of cul-de-sac need to be retained 	Unlikely for development
636	Kettlebrook	Stonepit	0	636 (B)	<ul style="list-style-type: none"> Existing electric sub-station making development impossible without major cost 	Subject to route of Cables and loss of parking
640	Kettlebrook	Lower Park	1	2B4P House	<ul style="list-style-type: none"> Only parking available 	Unlikely for development £10,000

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449	Ferrers Road	Ferrers Road	2 or 3	2B3P Bungalows 2B4P Houses	<ul style="list-style-type: none"> Level changes/overlooking 	Access drive to be reviewed £12,250
637	Ferrers Road	Ferrers Road	2	2B4P Houses	<ul style="list-style-type: none"> Existing access to 2 No. private garages? 	If existing garages access retained- difficult to develop £20,000
453	Glascote	Chapelon	2 4	2B4P Houses 1B2P Flats	<ul style="list-style-type: none"> No vehicular access 	Courtyard parking to flats – through arch? £19,750
454	Glascote	Chapelon	2	2B3P Bungalows	<ul style="list-style-type: none"> Existing tree Overlooking/separation distance 	Opportunity for 2 No. 2B4P Disabled Bungalows with car ports. £12,750
473	Glascote	Kilbye Close	0	-	<ul style="list-style-type: none"> Parking/hammerhead 	Demolish garages as car parking
622	Glascote	Dunedin	0	-	Existing access to private garages	Unsuitable for development
638	Glascote North	Neville Street	0	-	<ul style="list-style-type: none"> Right of way – footpath status. Large extension to church 	Sell to church

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474	Wilnecote	Castle Road/ Beauchamp Road	0		• Open space to be retained	
475	Wilnecote	Beauchamp Road	2	2B4P Houses	• Maintaining access to garage on southern boundary	£30,000
476	Wilnecote	Arden Road	3	2B3P Slim Bungalows	• Very narrow site	Development potential questionable. £14,500
642	Wilnecote North	Waveney	0	0	• Too small to develop	
643	Wilnecote North	Thurne	2	2B4P Houses	• Existing access retained	£30,000
						£682,850

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