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LOCATION PLAN 1:1250 @ A4



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| REV | DATE     | NOTES                      |
|-----|----------|----------------------------|
| -   | 24.03.25 | Issued for marketing only. |

## LOCATION PLAN

PROJECT:

Foxearth, St David's Lane,  
Noctorum, Wirral  
CH43 9UD

DRAWING TITLE:

Marketing Plan

DRAWN/APPROVED BY:

SI/BR

DRAWING NO:

23100-SDA-ZZ-ZZ-DR-A-MP01

SDA ARCHITECTURE

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Guide Price  
£275,000

Freehold



null



null



null



EPC



Council Tax

St. Davids Lane, Prenton

A building plot for sale in approximately a quarter of an acre in the prestigious quarter of Noctorum, just off Noctorum Road; a plot with planning granted March '25 (APP/24/01275 comprising a sub division of an extensive garden plot at 'Foxearth', St Davids Lane, Noctorum CH43 9UD

Our first image shows the existing property and proposed new build set within substantial gardens below 'Foxearth'

Full planning has been given given subject to conditions as set out within the Notice of Grant Of Planning Permission as attached here and which can be viewed on the Wirral Planning Portal as per application number above.

The plans approved show a detached house of 294 sqm (3,164 sq ft) comprising five bedrooms, four bathrooms with an open plan living room with kitchen (70sqm); an office/Tv room, separate living room (29sqm) and cloakroom facilities.

Outdoors comprise a south west facing garden, terrace and carport for two vehicles side by side

St Davids Lane stands off Noctorum Road and is a non through road. Foxearth will be seen at the south side head of this lane

St Davids Lane, off Noctorum Road, lies less than five minutes by car from Birkenhead School, with access to the tunnel for the city around about another ten minutes away. Wirral Golf Course can be accessed by foot just passed the top of St Davids lane whilst 100 acres of Woodland Trust (Bidston Hill) is just a ten to fifteen minute walk. For directions please sat nav. CH43 9UD

Please email [Prenton@b-a-o.com](mailto:Prenton@b-a-o.com) or call (0151) 608 8586 for a viewing



|  |   |  |
|--|---|--|
| <p>Steph Ioannidis SDA Architecture Limited<br/>34 Wellington Road<br/>Ch43<br/>Birkenhead<br/>Wirral<br/>CH43 2JF</p> | <p>For:</p>   | <p>Jacobs<br/>Foxearth St Davids Lane<br/>Noctorum<br/>Prenton<br/>Wirral<br/>CH43 9UD</p> |
| <p>Subject</p>   | <p>Subdivision of existing plot and creation of 1 no new residential dwelling with associated external works, access and amenity spaces. Garage extension with rooftop terrace to existing house.</p> |  |
| <p>Location</p>  | <p>Foxearth St Davids Lane, Noctorum, Prenton, Wirral, CH43 9UD</p>   |  |

**Council Decision Summary**  
The decision to grant Planning Permission and impose any conditions has been taken having regard to the relevant policies and proposals in the Development Plan set out below. The Local Planning Authority have worked with the applicant in a positive and proactive manner based on seeking solutions to any problems arising in relation to dealing with this application and have implemented the requirement in National Planning Policy Framework paragraph 35. In reaching this decision, the Local Planning Authority has had regard to the following:

The proposal is not considered to have an adverse impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of light, privacy or outlook. The proposed development is not considered detrimental to the character of the host dwelling or the wider street scene. The proposed new dwelling is acceptable, subject to the conditions recommended.

The proposed extension to the existing house to provide a garage and new terrace is also acceptable, subject to the conditions recommended.

The proposal is acceptable in terms of scale and design, complies with the provisions of the adopted Wirral Unitary Development Plan, the Draft Wirral Local plan and the provisions of the National Planning Policy Framework.

Wirral Borough Council hereby grants Planning Permission for the development specified in the application and accompanying plans submitted by you subject to the following conditions:

- The development hereby permitted shall begin not later than [3] years from the date of this decision.

**Reason:** To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2 The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority and listed as follows:

- Existing Location Plan - Drawing Number: 23100-SDA-ZZ-ZZ-GR-A-0001 - Dated: 30.04.2024
- Attached Double Garage/Roof Terrace Plans and Elevations - Drawing Number: 23100-SDA-ZZ-ZZ-GR-A-0102 - Rev: P01 - Dated: 24.02.2025
- Overhead Rise Plans and Elevations - Drawing Number: 23100-SDA-ZZ-ZZ-GR-A-0104 - Rev: 004 - Dated: 10.08.2024









## Floor Plan



## Viewing

Please contact our Brennan Ayre O'Neill - Prenton Office on 0151 608 8586 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Brennan Ayre O'Neill**

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