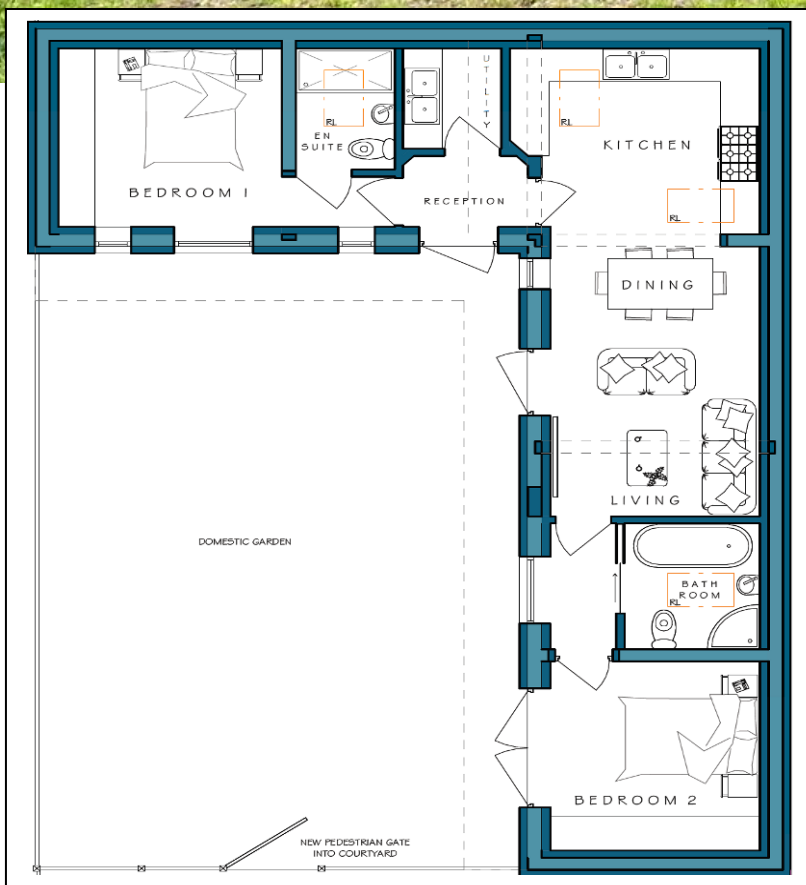
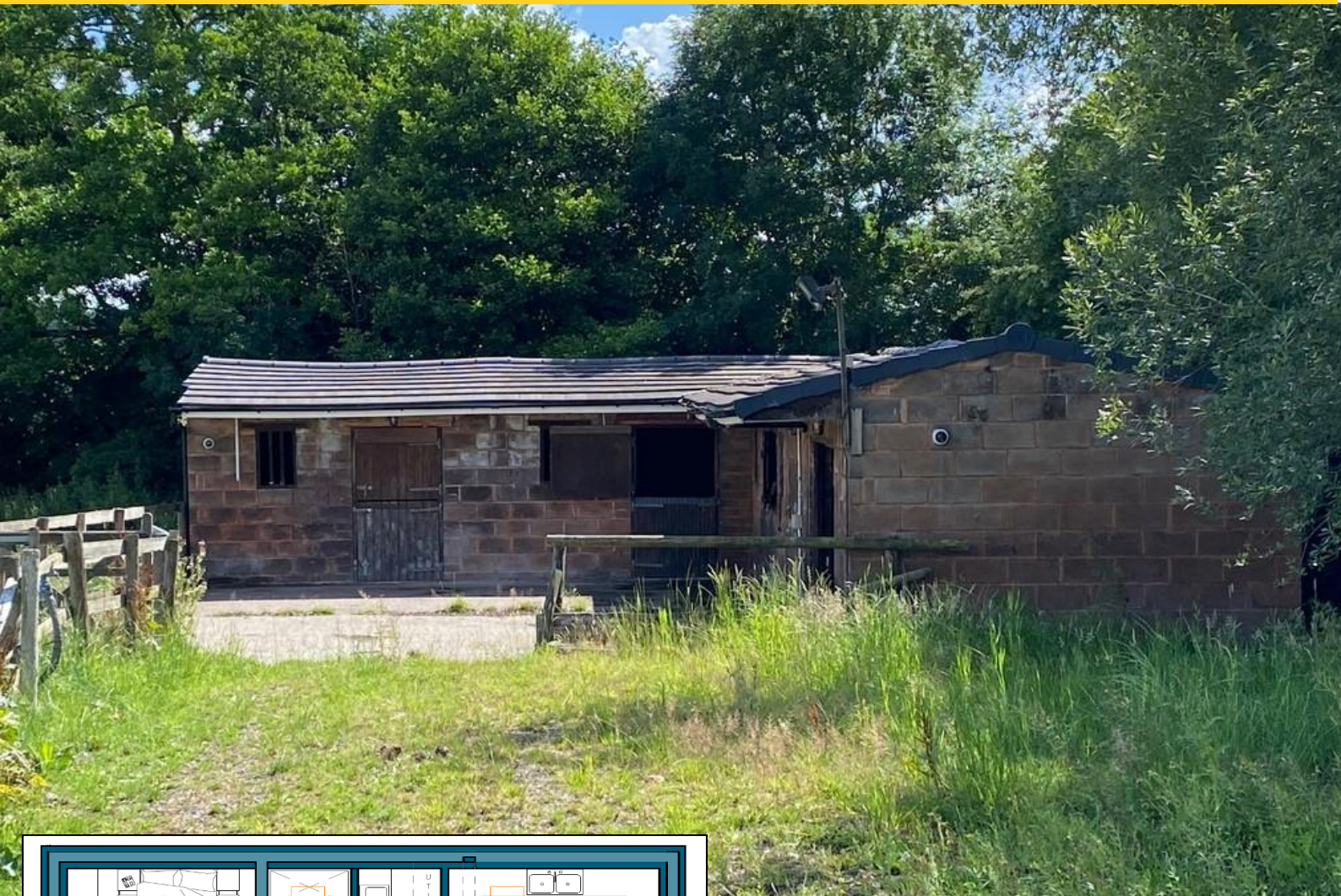


Marston Lane

Marston, Stafford, ST18 9SY



A rare opportunity to acquire a residential conversion opportunity, situated in a truly delightful location. The whole site, including fields, extends to approximately 3.6 acres.

£495,000

John German

Planning permission was granted by Stafford Borough Council against application number 24/39605/FUL for the conversion of an existing stable into a single residential dwelling. The gross internal floor area extends to approximately 70m2.

This stunning location is surrounded by some beautiful Staffordshire countryside and would be an ideal opportunity for buyers with equestrian interests. Whilst the location is idyllic, it is also convenient for modern day life, being an approximate 15-minute drive from the county town of Stafford and canal town of Stone. Stafford has an intercity railway station where there are regular services to London Euston and some of which take only approximately 1 hour and 20 minutes. Junction 14 of the M6 provides direct access into the national motorway network and M6 Toll.

There is water and electricity to the site, however, this is currently shared with Arden House. Our clients intend to separate the supply. There is no mains drainage or gas to the site.

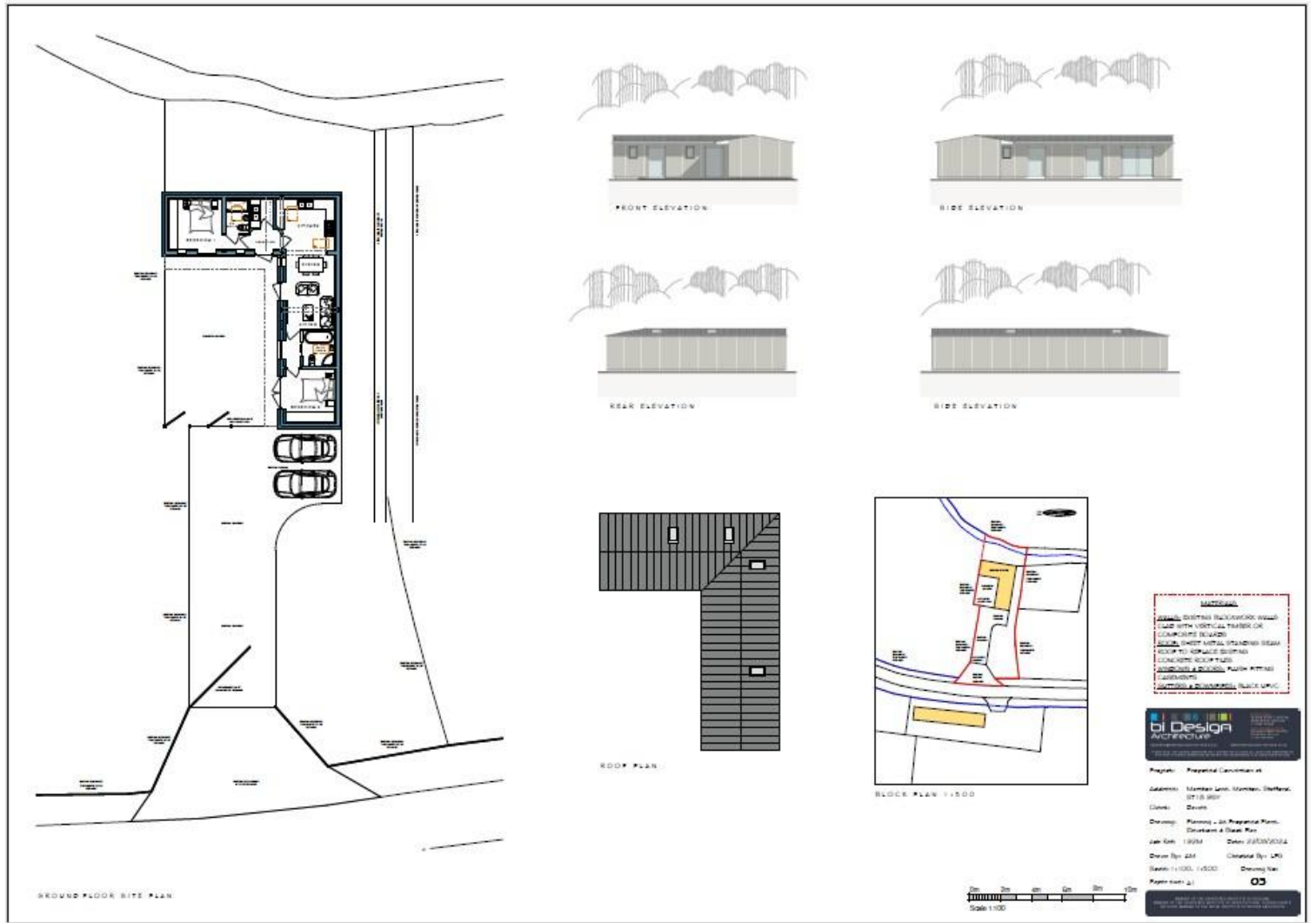
The Land Registry document refers to rights and easements and a copy of which is available upon request.

All interested parties are responsible for examining the planning permission and the conditions which are available upon the Stafford Borough Council portal.

Our clients intend to insert covenants within the contract limiting the whole site to one residential dwelling and no other dwellings including caravans, mobile or park homes on the whole site.

The information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks; this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





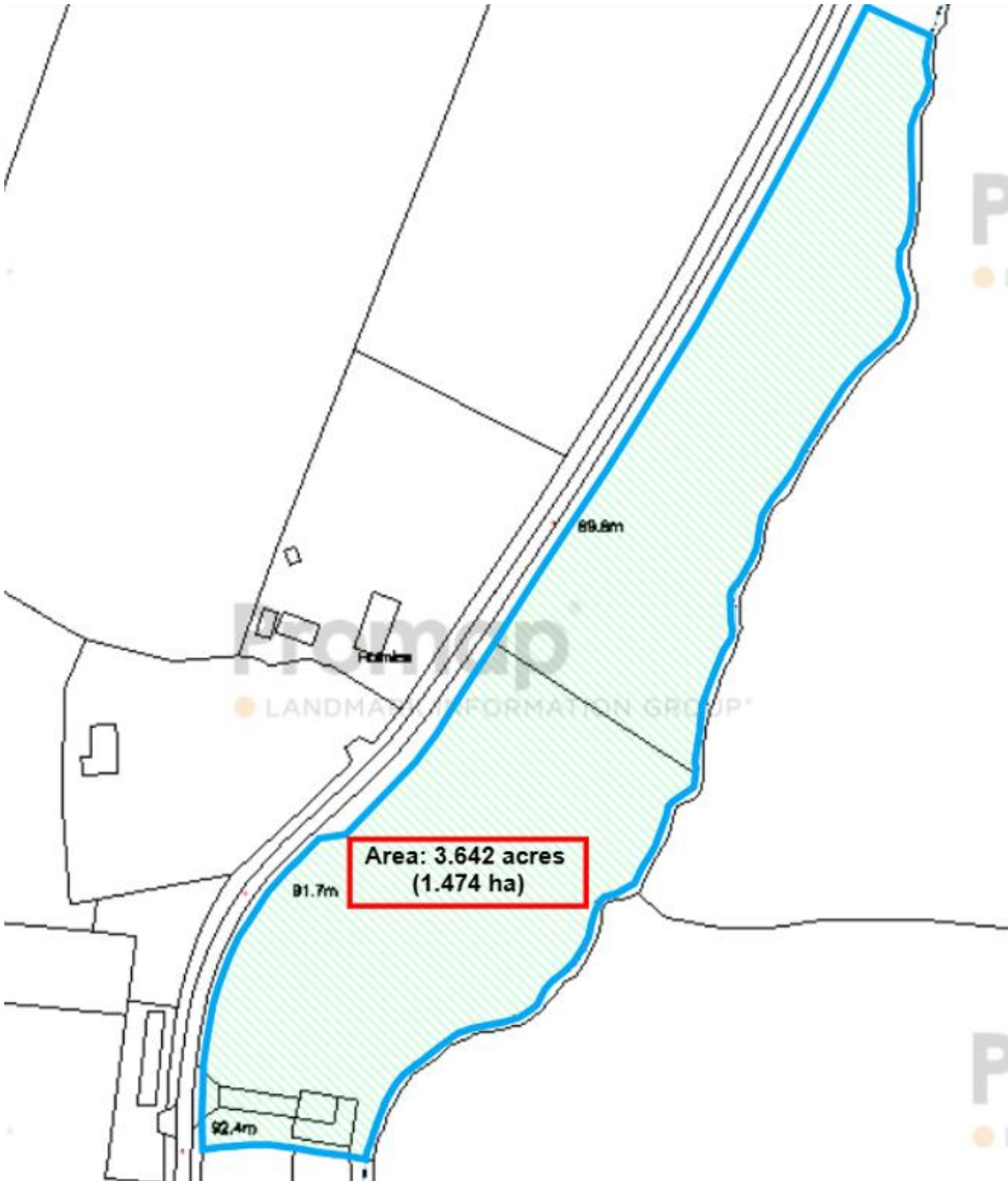

bi Design
 Architecture

3D visual is for illustrative purposes only.
 This visual is not to scale and construction
 detailing may result in visual changes

PROPOSED CONVERSION ALONG MARSTON LANE
 Scene 1

July 2025





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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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