



**Land @ The Rear Of 66 Windmill Avenue Stonebank**

ST7 4HQ

**Asking Price £75,000**



STEPHENSON BROWNE



PP OBTAINED (expired) - Stephenson Browne are pleased to present this exciting DEVELOPMENT OPPORTUNITY with PREVIOUS PLANNING PERMISSION obtained for the erection of a THREE BEDROOM (with en-suite and dressing room to the master) detached dormer bungalow with detached garage. The site extends to approximately 359m2.

The land is conveniently positioned close to Kidsgrove town centre, enjoying established & mature surroundings. The popular location has local amenities and excellent road links to the A34, A500 and M6, providing quick access to Stoke On Trent, Newcastle Under Lyme and a number of nearby Towns and Villages. The planning application can be viewed through Newcastle Under Lyme Planning website with reference: 18/00187/REM. Please see below for a link which will take you to the planning portal.

Please contact our Alsager office for more information or if you wish to arrange a viewing on 01270 883130.

**PLANNING APPLICATION LINK**

<https://publicaccess.newcastle-staffs.gov.uk/online-applications/applicationDetails.do?keyVal=P55Z2RBM03400&activeTab=sumn>





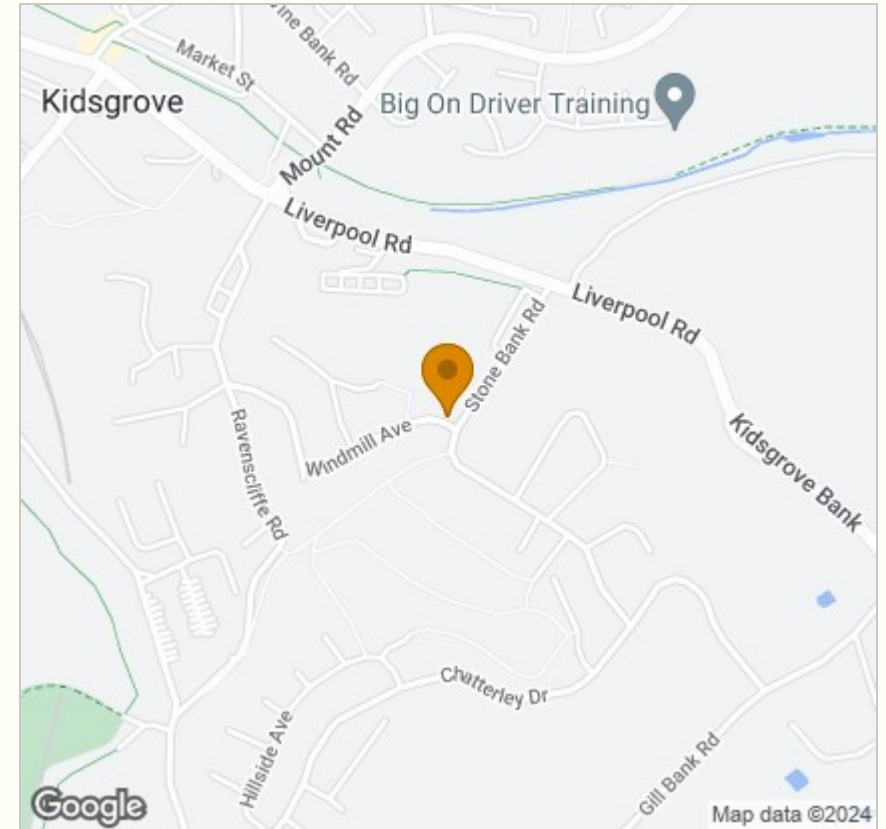
## Floor Plan



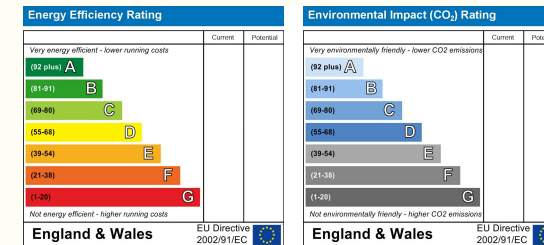
## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW

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