

For Sale



Land at Spring Head House, High Street, Talke Pits, Stoke-on-Trent, ST7 1PY

A Freehold Parcel Of Land Some 0.31 Acres With Full Planning Permission For 2 Dwellings

- Freehold site with permission to develop residential dwellings
- Plans granted for the development of 2 houses over total area of 0.31 acres
- Vendor may be open to splitting the site in two, subject to negotiation
- Popular residential area with good transport links
- For sale by auction on 15th September 2022 - Guide price £99,000+

Viewings and further information:
call us on **0121 525 0600**

bondwolfe.com

agency@bondwolfe.com

For Sale

Land at Spring Head House, High Street, Talke Pits, Stoke-on-Trent, ST7 1PY

Description

A predominantly flat and rectangular shaped freehold land site located within Talke Pits, Stoke-on-Trent. We are informed the site extends to some 0.31 acres or thereabouts and is currently vacant. Access is off the high street at the eastern side of the site. The site benefits from excellent commuter links, brilliant nearby amenities and great local schools.

Price

150,000. All prices and figures are quoted exclusive of any VAT which may be applicable.

Planning

This land site is generally level and lies within the jurisdiction of Newcastle-under-Lyme Borough Council. Full planning for the former car park of the King William Public House was granted in February 2021 to allow the erection of two three-bedroom dwellings with additional loft space and creation of vehicular access under application 21/00178/FUL. A copy of the approval will be contained within the legal pack together with a planning brief provided by the council.

Services

Mains services are understood to be available in the vicinity of the site, but prospective buyers should make their own independent enquiries as to the suitability of services for their particular requirements.

Additional Information

SERVICES

Mains services are understood to be available in the vicinity of the site, but prospective buyers should make their own independent enquiries as to the suitability of services for their particular requirements.

GROUND CONDITION & CONTAMINATION

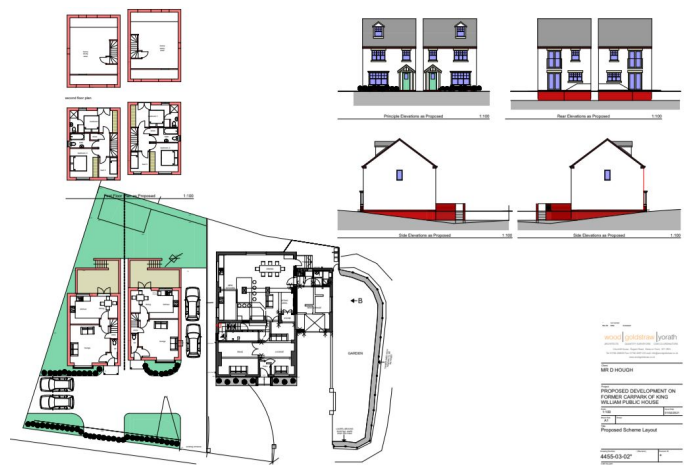
Prospective buyers must undertake their own investigations with regard to ground conditions and contamination and fully satisfy themselves as to the suitability of the site for any use they may propose.

PLANS/AERIAL PHOTOGRAPHS

Any plans provided with these particulars are for identification purposes only and their accuracy is not guaranteed.

RIGHTS OF WAY, WAYLEAVES, EASEMENTS, RESTRICTIVE COVENANTS ETC.

The site is sold subject to, or with the benefit of any rights of way, wayleaves, restrictive covenants etc. which may exist whether mentioned in these particulars or not.



Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

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