



## Land off Tongue Lane Brown Edge, Stoke-On-Trent, ST6 8UH

Abode are delighted to offer for sale this plot of land with outline planning permission for a two storey, detached family home. Planning details can be found on the Staffordshire Moorlands District Council website- application number SMD/2023/0194.

Ideally situated in the popular village of Brown Edge, this is an excellent opportunity for both investors or those looking to sell build their next home.

The plot is predominantly grassland and set back off Tongue Lane, currently with gated access.

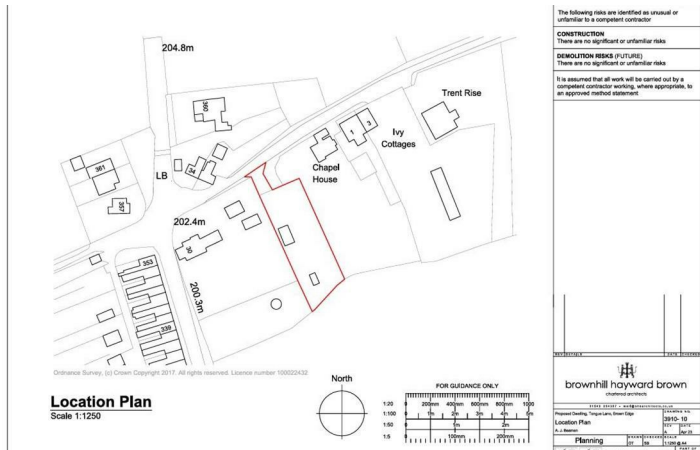
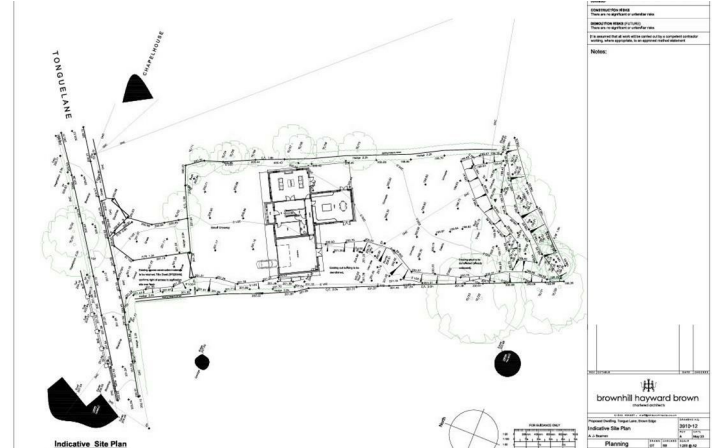
£150,000

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[Directions](#)



# Floor Plan

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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 