



Potential Development Land

Rochester



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High Street

Rocester

Staffordshire

ST14 5JU

An excellent opportunity to purchase a level parcel of land extending to a quarter of an acre. Conveniently situated with access off High Street. Buyers are encouraged to make offers subject to the granting of planning.

The land had previously formed part of Riversholme Hotel garden and previous planning was considered for a commercial premises.

It is conveniently located set back from the road next to the bus stop within easy walking distance of the amenities of the village and would make an excellent residential development subject to planning consent being obtained.

Conditional offers subject to planning will be considered

Offers considered subject to planning approval

Offers in excess of

£300,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Services:

The land is sold with no mains services currently connected. It is understood that there are services readily available however a purchaser must satisfy their themselves in this respect.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Local Authority:

East Staffordshire Borough Council

Planning Permission

Offers are to be considered subject to the buyer obtaining a successful planning application. Costs for obtaining planning consent will be at the buyers expense and any application submitted must have the consent of the vendor.

Viewing:

The land can be viewed in daylight house when in possession of these details. Ideally any client viewing will let the sole agents know when they intend to be on site. Contact the Sole agents Bagshaws on (01335) 342201 or e-mail ashbourne@bagshaws.com

Rights of Way, Wayleaves and Easements:

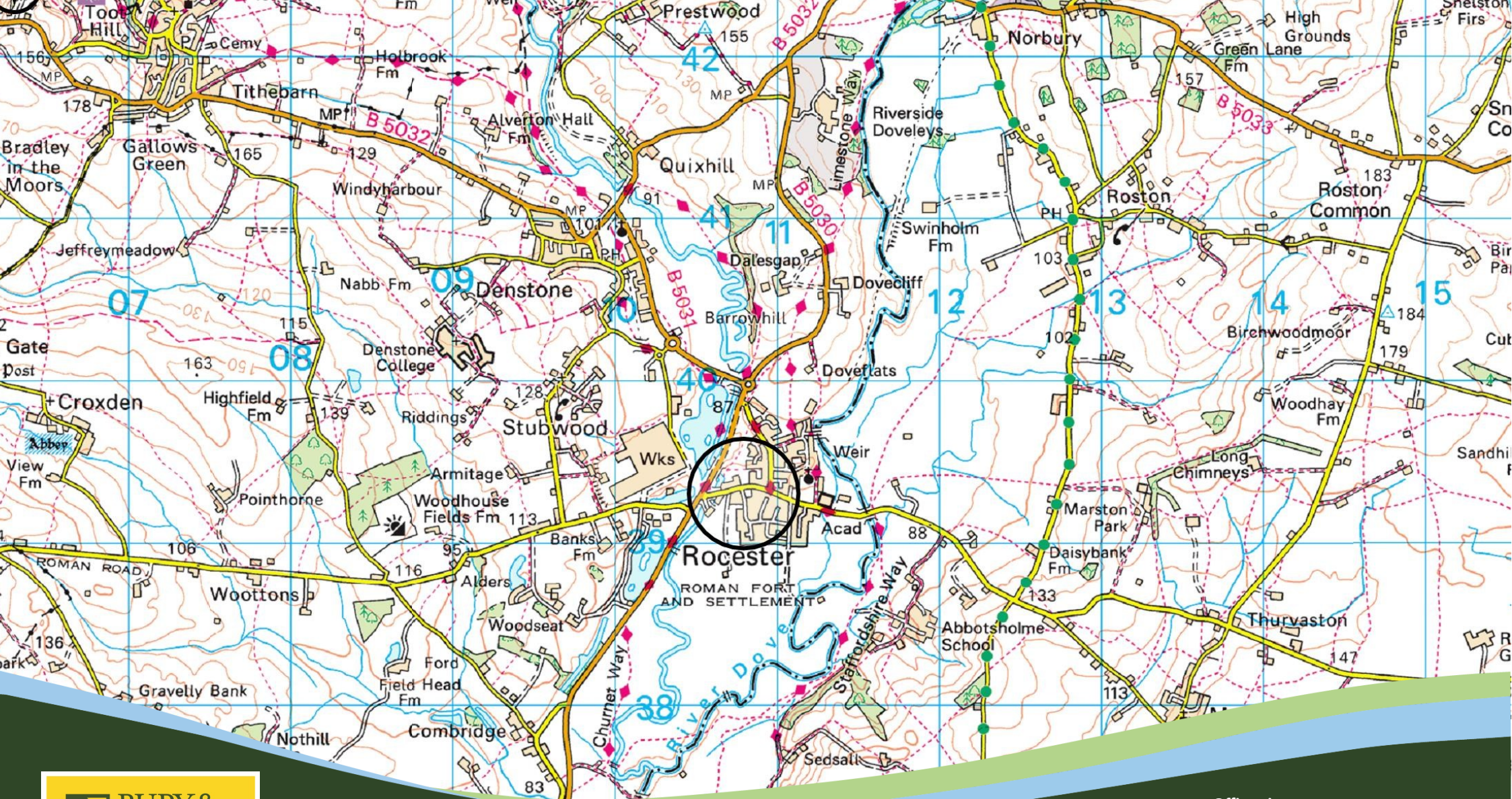
The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

Directions:

What3words - ///clotting.dairy.coveted

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



Vine House, Church Street, Ashbourne, Derbyshire, DE6 1AE

T: 01335 342201

E: Ashbourne@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811

