Plot of land off School Close

Dilhorne

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Dilhorne

Stoke-on-Trent

ST10 2QB

0.12ac

An exciting opportunity to purchase a plot of land, located upon a cul-de-sac in a popular village, offering approximately 0.12 acres. The land is currently down to grass, offering the potential for development subject to the necessary planning consents.

For sale by Informal Tender on Friday 9th August 2024 at noon.

Guide Price:

£50,000

☎ Bakewell Office - 01629 812777

✉ bakewell@bagshaws.com

Description:

The sale of this plot offers an exciting opportunity to acquire a parcel of land upon a quiet cul-de-sac, providing rural views across the neighbouring farmland and easy access into the village of Dilhorne and town of Cheadle. The plot of land extends to approximately 0.12 acres (477m²), and is currently down to grassland, lending itself to future development due to its situation (subject to the all the necessary planning consents and permissions), as well as suiting those seeking to purchase a plot of amenity land or gardens.

Location:

The plot is situated on the edge of the popular, rural village of Dilhorne, offering peaceful views across the surrounding countryside and easy road links into nearby towns and cities, including Cheadle (3 miles) and Stoke-on-Trent (9.5 miles). A wide range of amenities can be found within close proximity and the plot is within catchment for good schools.

Directions:

Head west out of Cheadle town centre on A524 and continue along the road for approx. 1.7 miles. Turn right at the crossroads, signposted for Dilhorne and follow the road into village. At the end of the road, with the Royal Oak directly in front, turn right and head out of the village for approx. 500 yards. Turn right onto School Close, the plot can be found on your right-hand side, indicated by our For Sale board.

Services:

There are no services available at the property.

Overage Clause:

The property will be subject to an overage clause, an overage of 50% on any uplift in value arising from any planning consent granted, for a period of 25 years from completion will apply.

Tenure and Possession:

The land is sold freehold, with vacant possession upon completion.

Sporting and Timber Rights:

The sporting rights are not included with this property. We understand the timber rights are included as far they exist.

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully.

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.

Vendor's Solicitors:

Legal department at Staffordshire Moorlands District Council

Local Authority:

Staffordshire Moorlands District Council

Moorlands House

Stockwell St

Leek

Staffordshire S13 6HQ

Method of Sale:

This property is to be sold by informal tender. The closing date is on the Friday 9th August 2024 at noon.

Please contact the Bakewell office for a tender form, bakewell@bagshaws.com or 01629 812777.

Bagshaws LLP, The Agricultural Business Centre, Agricultural Way, Bakewell, Derbyshire, DE45 1AH.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.

School House

Honey Pot
Cottage

1

5

11

17

SCHOOL CLOSE

2

23

200.6m

Mill Birch

Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH
T : 01629 812777
E : Bakewell@bagshaws.com
www.bagshaws.com
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