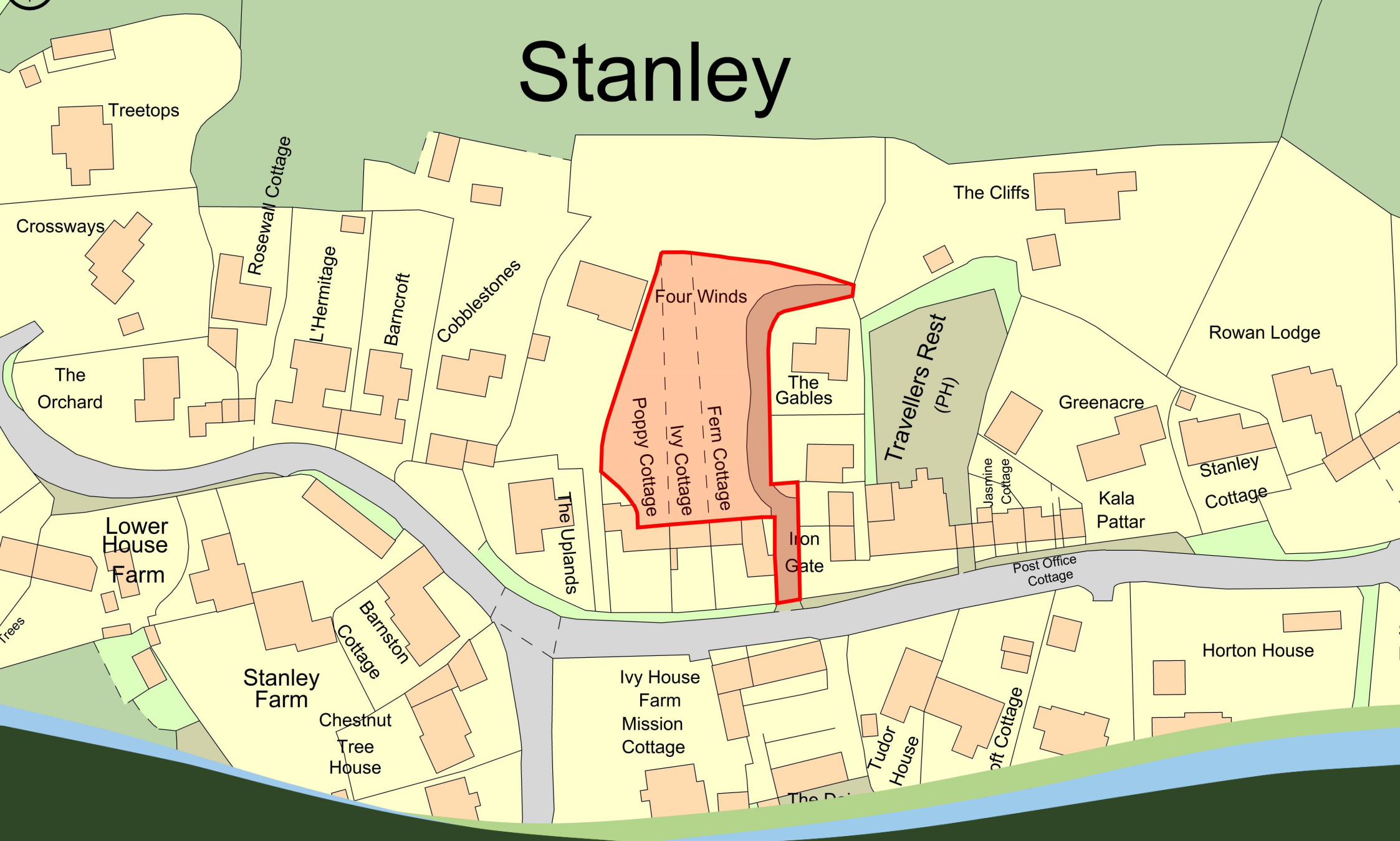


Stanley



Building plot off Tompkin Lane
Stanley



Building Plot off Tompkin Road

Stanley

Stoke-on-Trent ST9 9LX



0.44 ac

An exciting opportunity to acquire a building plot in a popular village location, with planning permission in principle for one dwelling to be erected upon a spacious plot, measuring approx. 0.44 acres (0.18 hectares).

The plot benefits from very good transport links and a wide range of amenities close-by.

For sale by Informal Tender on

Friday 1st November 2024 at noon.

Offers in the region of : £200,000 - £250,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Description:

The sale of this plot offers an exciting opportunity to acquire a parcel of land in a village location, with planning permission in principle for one dwelling to be erected, benefitting from a spacious plot, extending to approximately 0.44 acres (0.18 hectares). The property will suit a small-scale developer, or those seeking a project to build their family home, with the certainty of planning permission already attained.

Location:

The plot is situated in the desirable semi-rural village of Stanley, within the Staffordshire Moorlands, offering great commuting links to the nearby market town of Leek (5.8 miles) and the city of Stoke-on-Trent (6.3 miles). A wide range of amenities are on offer nearby, as well as popular schools in the nearby village of Endon. Stanley provides access to various country walks along the Cauldon Canal and with Stanley Pool conveniently on your doorstep. The popular Travellers Rest is within walking distance and offers good choice of real ales and food.



Directions:

Head into Endon from the Leek direction along the A53. With the Plough Inn on the right hand side, continue for approx. 300 yards up to the crossroads. Turn left onto Station Road and follow the road, passing through the houses and up over the canal bridge. Climb Stanley bank into the village, continuing straight. The access driveway to the plot can be found on your right-hand side, indicated our 'For Sale' board, and before you reach the Travellers Rest pub.

Services:

We believe that mains water and sewers are on the plot, but connections will be required. Interested parties should make their own enquiries.

Planning Permission:

The site has planning permission in principle, granted in July 2024 by Staffordshire Moorlands District Council with All Matters reserved and listed below;

Application for Permission in Principle for residential development of up to 1 house on land on the North Side of Tompkin Lane (Ref: SMD/2023/0632).

All copies are available upon request, or via the Local Planning Authority website.

Tenure and Possession:

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

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. A right-of-way is granted to the neighbouring properties for access along the driveway from the roadside. It is assumed that easements for services are in place.

Vendor's Solicitors:

Tinsdills Solicitors, 10 Derby Street, Leek ST13 5AW

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 1st November 2024 at noon. Please contact the Bakewell office for a tender form, bakewell@bagshaws.com or 01629 812777.

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.





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