



Building Plot at Hunters Moon, Fulford Road, Fulford, Stoke-On-Trent, Staffordshire, ST11 9QT Offers in Excess of £250,000

A Building plot situated in a **wonderful village setting** with views across the surrounding countryside. The plot has **planning permission** (Stafford Borough council Application **No: 12/18016/OUT**) and Certificate of Lawful Proposed Development **17/27669/LDCP** for the demolition of the existing garage and construction of a new Four bedroom detached dwelling.

The house is to comprise reception hall, cloakroom, lounge, kitchen diner with first floor landing four double sized bedrooms, en-suite and family bathroom. Gardens and parking.

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Description:

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Accommodation:

Reception Hall:

Cloakroom:

Lounge:

Kitchen Diner:

First Floor Landing:

Bedroom One:

En-Suite:

Bedroom Two:

Bedroom Three:

Bedroom Four:

Bathroom:

Documentation:

Planning documents and drawing available on request. 01538 383339

Services:

All mains services are understood to be within the surrounding area. The plot now has been provided with Electricity connection, Gas if required, is adjacent to the plot, sewerage drains connection are on the plot and internet/phone is available for connection on the plot. Potential buyers should make their own enquires to confirm the availability of services to the site.

Planning:

The Plot has Grant of Outline consent for the Demolition of the existing garage/ store, with construction of a new dwelling and new vehicular access to Hunters Moon Fulford Road, Fulford. Application 15/23155/REM (15th December 2015) Reserved matters dealing with appearance, landscaping and scale pursuant to 12/18016/OUT Certificate of Lawful Proposed Development 17/27669/LDCP dated 29th January 2018. Confirming all necessary conditions precedent/pr-commencement conditions in respect to permissions 12/18016/OUT and 15/23155/REM have been satisfied, together with works amounting to a material commencement in accordance with section 56 of the Town and Country Planning Act 1990.

Access and Viewing:

Strictly by Appointment through the selling Agents Daniel & Hulme.

