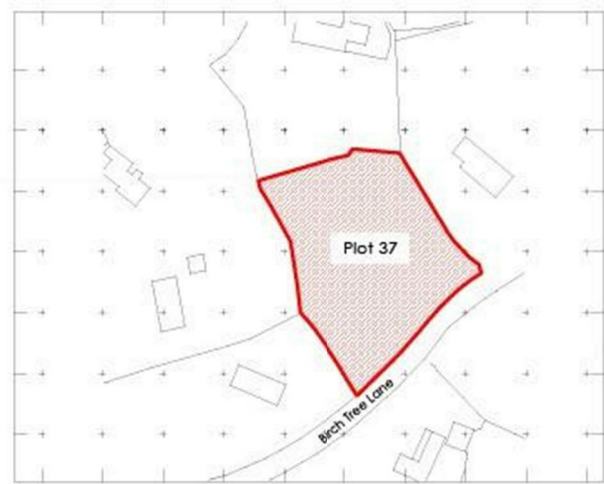


**Tinsley
Garner**

independent property expertise



Craggan



Location Plan - 1:500

Greenacre

New Garden Area

Existing Trees

New Dwelling

2.5m

Additional Planting

Site Entrance

Birch Tree Lane

Glen Falls

Misty Heights

White Acre

Site Plan - 1:200

Plot 37, Birch Tree Lane, Whitmore, Newcastle-under-Lyme, ST5 5HS



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Offers Over £275,000

A unique opportunity to acquire one of the last remaining building plots on Whitmore Heath, complete with detailed planning consent for a detached contemporary dwelling. Plot 37 extends to approximately 0.76 acres and has consent for a substantial single detached dwelling. The original planning consent was renewed in April 2023 under application number 22/01089/FUL, full details of which can be viewed online at Newcastle-under-Lyme Borough Council Planning Portal. An amazing opportunity to create your very own grand design in the Beverley Hills of North Staffordshire.



01785 811 800

<https://www.tgprop.co.uk>

General Information

Services; Mains water and electricity are available for connection. Drainage will be to a private drainage system. There is no mains gas in this part of Whitmore Heath.

Tenure; Freehold

Viewing; On site. Please be courteous to occupants of neighbouring properties.

For sale by private treaty, subject to contract.
Vacant possession on completion.

Directions

Follow Snape Hall Road from the A519 using postcode ST5 5HS. Turn right into Birch Tree Lane and the plot is about 50 metres on the left hand side. There is a yellow grit bin at the kerbside.

what3words location [spurring.novelists.forgiving](https://www.what3words.com/location/spurring.novelists.forgiving)



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		