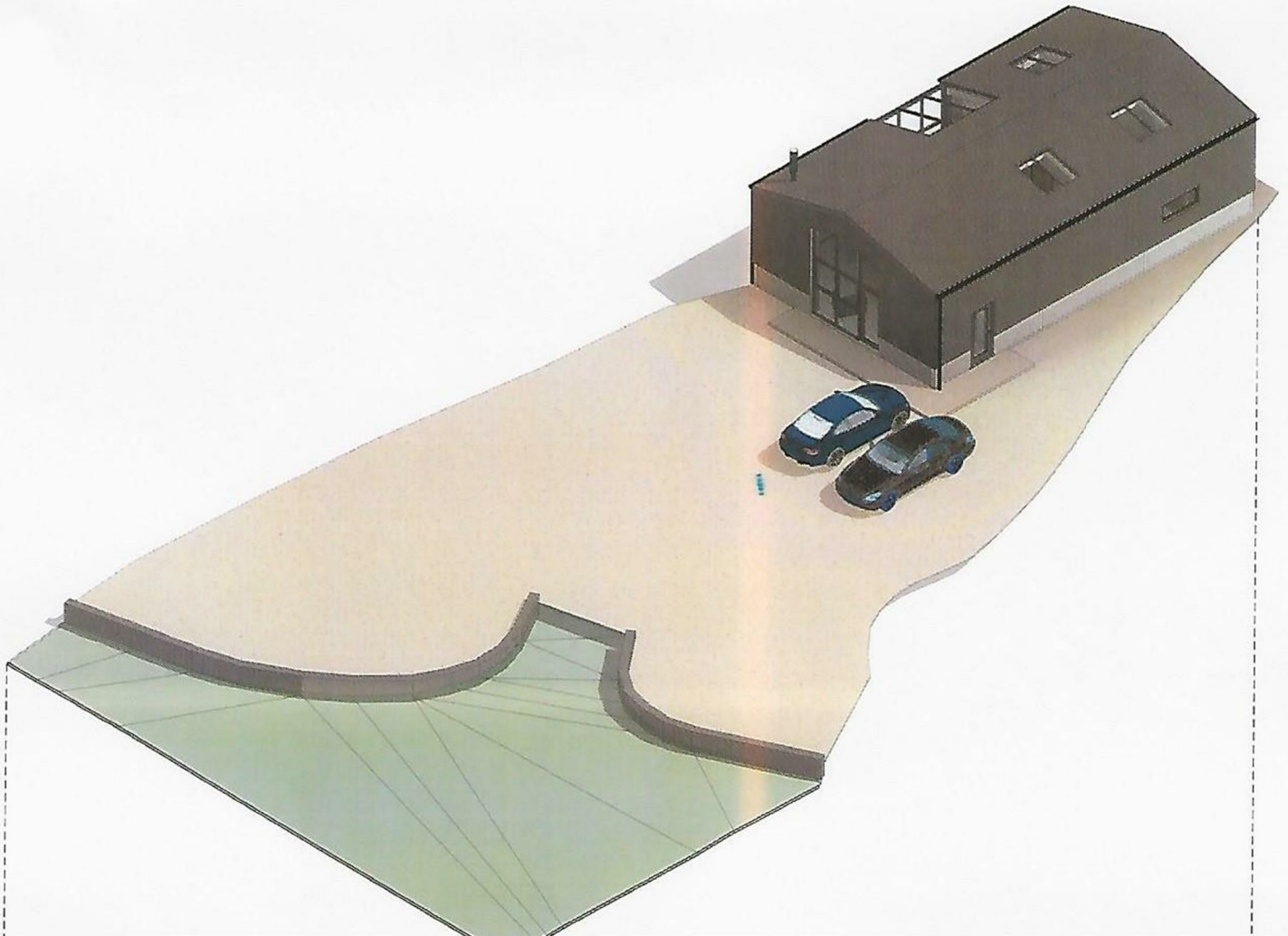


Proposed Site Visual



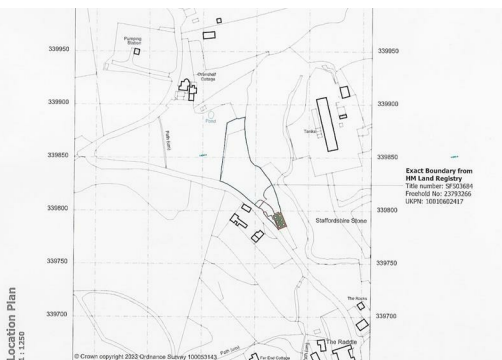
The Old Piggery, Agricultural Building, Off Quarry Bank

Hollington, Stoke-On-Trent, ST10 4HQ

Offers Around £170,000



Located in this popular rural village setting and located on a site which extends to just over half an acre. This agricultural steel frame building has a determination application approval for conversion to form a "special " detached property under Staffordshire Moorlands Application No: DET/2024/0007. The property has gated access off Quarry Bank and will comprise Spacious Living Room, Side Hall/Boot Room, Cloakroom with W.C, Open Plan Kitchen/Dining Area, Lobby and Two Bedrooms, both with Ensuite Shower Room. Outside there is gated access to the front parking/turning area and gated access to the front paddock of land. The planning approval was secured by Bruce Johnson at B3Architectural who would be willing to assist potential buyers. This is a rare opportunity to create a dream home in a popular, rural location and inspection is highly recommended.



TENURE

Freehold. Land Registry No: 503684

SERVICES

We understand that there are no services connected to the site. Potential buyers should make their own enquiries to establish the availability of services and connection costs. Gas is not available.

VIEWING

At any reasonable time.

VENDORS SOLICITORS

Mr J Whitmore of Messrs Lichfield Reynolds Solicitors, 7-9 Commerce Street, Longton, Stoke on Trent, Staffordshire ST3 1TN. Telephone 01782 313212.

LOCAL AUTHORITY

Staffordshire Moorlands District Council.

LOCATION

From Hollington turn down Quarry Bank, go past The Raddle Inn and the site is located just past the left hand bend on the right hand side. There is a pull in area above the site for convenience.

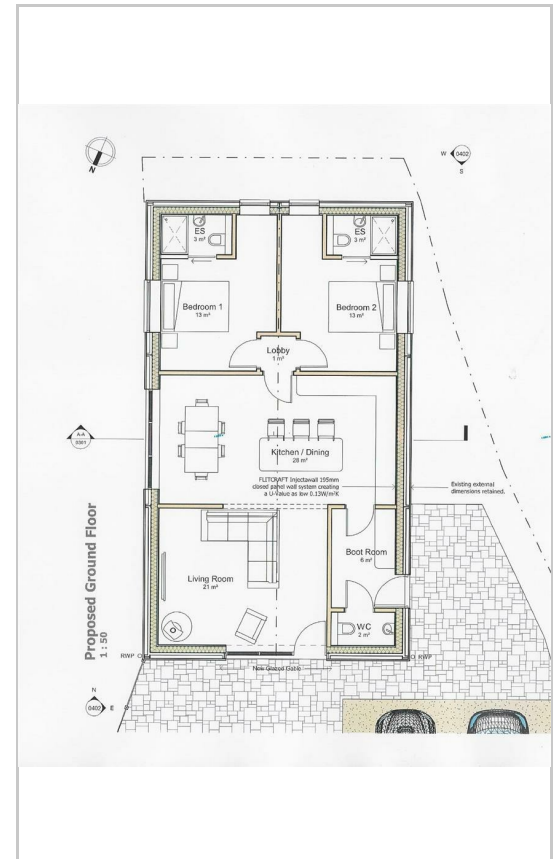
FINANCE

Hanley Economic Building Society has access to a wide range of mortgages from across the market to suit your needs. An experienced mortgage adviser is available to discuss your mortgage requirements within the estate agency office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

Area Map



Floor Plans



Energy Efficiency Graph

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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Cheadle Shopping Centre, Cheadle, Stoke-on-Trent, ST10 1UY

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