

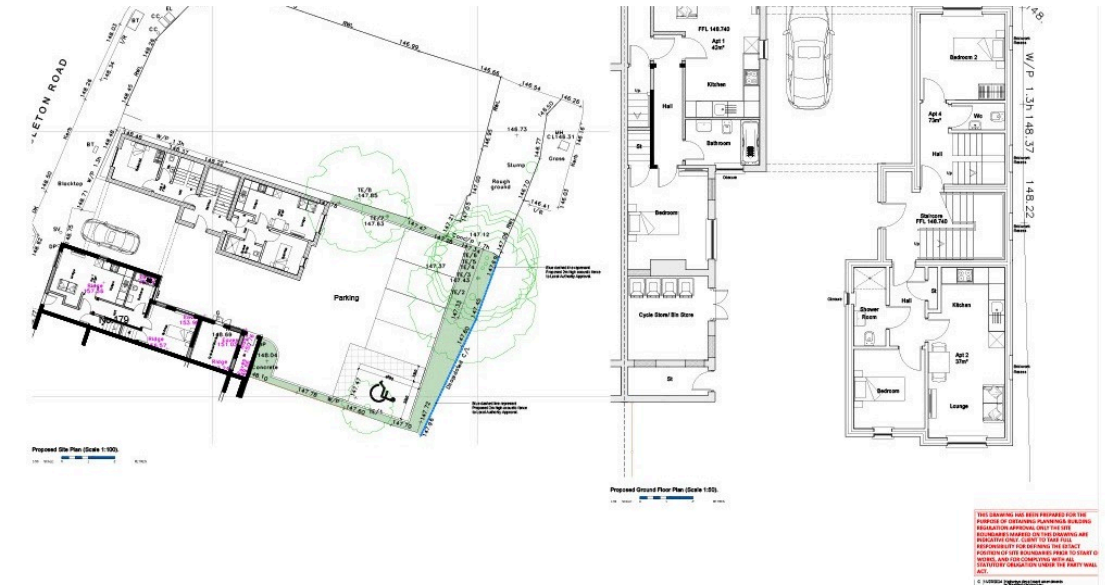


 **6**
Bedrooms

 **5**
Bathrooms

 **5**
Receptions

SAMUEL
MAKEPEACE
BESPOKE ESTATE AGENTS



- NO CHAIN PROPERTY
- COMES WITH PLANNING PERMISSION FOR DAZZLING FLATS
- WITHIN A GOOD SIZE PLOT
- POTENTIAL FOR FIVE APARTMENTS
- CONVENIENT LOCATION
- EASY ACCESS TO THE A34/A500
- COMPLETE BLANK CANVAS
- Full Planning Permission 24/00245/FUL Newcastle Under Lyme Borough Council



Ladies and gentlemen, gather 'round! We present to you the pièce de résistance of real estate projects: a true diamond in the rough, the mother of all fixer-uppers with a potential additional development project! This isn't just a house; it's a rite of passage for every ambitious renovator out there!

The property has FULL PLANNING PERMISSION for the Conversion of existing dwelling and erection of extensions to create 5 no. apartment development with cycle and vehicle parking under planning consent number 24/00245/FUL from Newcastle Under Lyme Borough Council. The plans have been drawn up and you will see them in the photos section of this advert.

This is more than a property; it's a passion project. A blank slate with a treasure trove of unique "features," and the potential to become the hottest set of flats in town. So roll up your sleeves, bring your toolbelt, and prepare for the adventure of a lifetime. Your real estate empire starts here – in the most unexpected place. So, contact Samuel Makepeace Bespoke Estate Agents Today!





We accept no responsibility for any mistake or inaccuracy contained within the floorplan. It is provided as a guide only, and should be deemed an illustration only. The plan is not to scale, and does not suggest the correct positioning of any item within its contents. Samuel Makepeace Bespoke Estate Agents 01782 914 444. Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 59 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | 1 | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Address: Congleton Road, Talke, Stoke-on-Trent

Scan me for more info

