



***Kevin Ford & Co. Ltd.***

Chartered Surveyors, Estate Agents & Valuers



## **Land Adj 40 The Green, Kingsley, Staffordshire ST10 2AL**

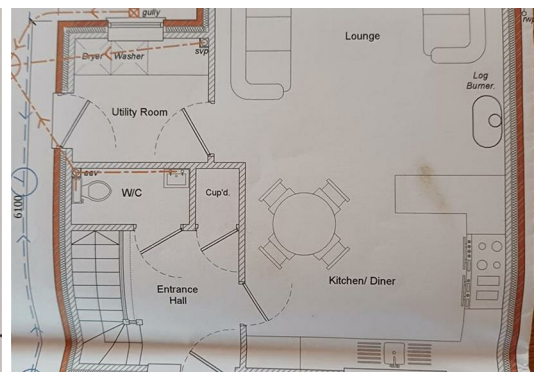
### **Price guide £99,950**

Seize the opportunity to build your dream home on this prime plot of land in the picturesque village of Kingsley. Set in a highly sought-after semi-rural area, this 423 square meter plot offers a peaceful, non-estate location that combines the best of village charm and convenience.

With full planning permission already in place (Planning Number: SMD/2019/0230), this land is ready to bring your self-build vision to life. The approved plans feature a stunning detached three-bedroom house, designed with a welcoming entrance hall, a convenient cloakroom, a spacious lounge, and an open-plan kitchen and dining area, perfect for modern living. A practical utility room completes the ground floor, while the first floor boasts a master bedroom, two additional bedrooms, and a family bathroom.

The plot also includes a garden and parking space, providing all the essentials for comfortable living.

Don't miss this rare chance to create your perfect home in a fantastic location!



## Local Authority

Staffordshire Moorlands District Council.

## Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

## Agents Note

Services are available and can be obtained nearby the plot; however, as the purchaser, you must make arrangements and ensure you have the necessary access.

