



Badgers Rake, Mill Lane, Gnosall.

Offers in the region of **£375,000**

- Land with Outline Planning Permission in Principal
- Just over 1/3 acre plot – lovely village location
- Demolition of existing detached cottage permitted (see floorplan)
- Potential for 3/4 detached dwellings to be constructed
- Mains gas, water, electricity & drainage on site
- Stafford Borough Council application no. 24/38750/PIP (valid until June 2027)

Badgers Rake Mill Lane Gnosall Nr. Stafford Staffordshire

An exciting opportunity to construct 3/4 detached dwellings on a 1/3 acre garden plot within the centre of the popular village of Gnosall. Outline planning permission in principal granted by Stafford Borough Council under application no. 24/38750/PIP to demolish the existing cottage which fronts Mill Lane (currently benefitting from mains water, electricity, gas and drainage services) and build up to 4 detached properties. (Floorplan shown is of existing cottage)

Direct access from Mill Lane via the existing property's driveway provides entrance to the secluded plot. Planning Permission valid until June 2027. Gnosall is a highly sought-after location, being close to nearby Stafford which benefits from excellent amenities and commuter transport links by rail and road. The market town of Newport is also just 6 miles away and the plot itself is within easy reach of all village amenities which include a doctor's surgery, primary school and a selection of shops and pubs. Lovely canalside walks may also be enjoyed with the Staffordshire/Shropshire countryside being right on the doorstep.

Viewing by appointment only. No Upward Chain.



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PROPERTY



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