

# butters john bee <sup>bjb</sup>

## land & new homes



Land at, Meadows Way / Congleton Road, Biddulph, ST6 8EF

**Guide Price £250,000**

Residential Development Site - Available Subject to Planning

0.5 mile from Biddulph Town Centre

Positive Pre-App Available

Potential for PRS / Assisting Living / Bungalows etc.

Expressions of Interest Invited



**0.44 acre(s)**



## Description

Residential development site close to Biddulph Town Centre.

## Location

The land is located in an established residential area within half a mile from Biddulph Town Centre.

## Planning & Supporting Information.

The site benefits from a positive planning pre-app for residential development, a copy of which is contained in the info pack.

## Access

Our Client has stipulated that any proposed scheme on the site, should include vehicular access to one of the properties fronting Congleton Road which they have an interest - further details are available on request.

## Local Council

The site is located in the Council district of Staffordshire Moorlands District Council <https://www.staffsmoorlands.gov.uk/>

## Tenure.

Freehold with vacant possession upon completion.

## VAT

All prices quoted by Butters John Bee are exclusive of VAT unless otherwise stated. All interested parties should make their own enquiries to satisfy themselves with the VAT position.

## Legal Costs

Each party to pay their own legal costs.

## Informal Tender

Initial Expressions of Interest are invited. The Client will consider "Subject to Planning " Offers.

## Viewings

Strictly By Appointment with the BJB Land & New Homes Team

## All Enquiries

Paul G. Beardmore BSc MRICS  
Director - Residential Land  
Land & Development Team  
[residential-land@bjbmail.com](mailto:residential-land@bjbmail.com)  
01782 211147

## Looking for Land & Development Opportunities?

Please note that not all land & development opportunities will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: [residential-land@bjbmail.com](mailto:residential-land@bjbmail.com) or call the Land & Development team to discuss your requirements.

## BJB Land & Development Team

The BJB Land & Development Team deals in all aspects residential development & conversion including: Land Sales & Acquisition, Auction Sales, Strategic Land, RICS Valuations, New Homes Market Pricing, Assisted Living & Social Housing Projects, Access & Easement negotiations. Please contact the team for a no-obligation discussion on how we might be able to assist. Whilst the origins of the business are centered in Stoke-on-Trent, we cover anywhere within a 2 hour drive, with wider coverage available via our Spicerhaart colleagues.



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.