Barbers

22-24 Castle Street, Eccleshall, ST21 6DF

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Freehold – Offers in the Region of £700,000







Features

- A Semi-Detached House, Together with Land and Buildings
- Offering a Fantastic Development Opportunity
- 1.045 Acres of Grounds - Currently Sold Without Planning Permission
- Kitchen, Pantry, Dining Room, Lounge
- Four Bedrooms, Bathroom

Attached Office, Integral Former Garage

Large Workshop

Steel Framed Open Shed

Council Tax Band C

EPC Rating E







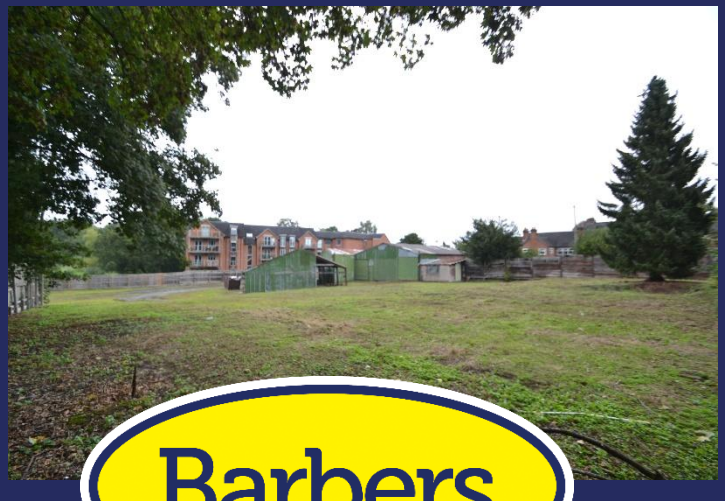


BRIEF DESCRIPTION

Land Buildings and Semi-Detached House situated at 22-24 Castle Street Eccleshall, offering a fantastic development opportunity to develop 1.045 acres of grounds currently sold without planning permission and previously trading as EJA Frost Ltd Agricultural Blacksmith.







LOCATION

Eccleshall is a very much sought after village with a bustling high street with numerous shops, pubs, restaurants and small businesses along with a vibrant community spirit with annual events held locally including the well known Eccleshall Show held every summer.

Eccleshall High Street, with many Georgian and earlier buildings, is a conservation area creating a truly unique setting that should remain untouched into the future. The village also benefits from having a fantastic primary school with High Schools accessible in nearby Stone and Stafford.

The A519 road runs through the town allowing access to both Junction 14 of the M6 motorway south of Eccleshall and Junction 15, North of Eccleshall. The nearest operational railway stations are Stafford and Stone.



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TO VIEW THIS PROPERTY: To view this property, please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

DIRECTIONS: From Newport, take the A519 in the direction of Eccleshall. Upon reaching Eccleshall at the mini roundabout, turn left and carry on through the village. Head straight over at the next mini roundabout, past The Old Smithy Pub and the property will be located on the left hand side.

SERVICES: We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. https://checker.ofcom.org.uk/

LOCAL AUTHORITY: Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ

EPC RATING - E-53: The full energy performance certificate (EPC) is available for this property upon request.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

METHOD OF SALE: For Sale by Private Treaty.

NE41143





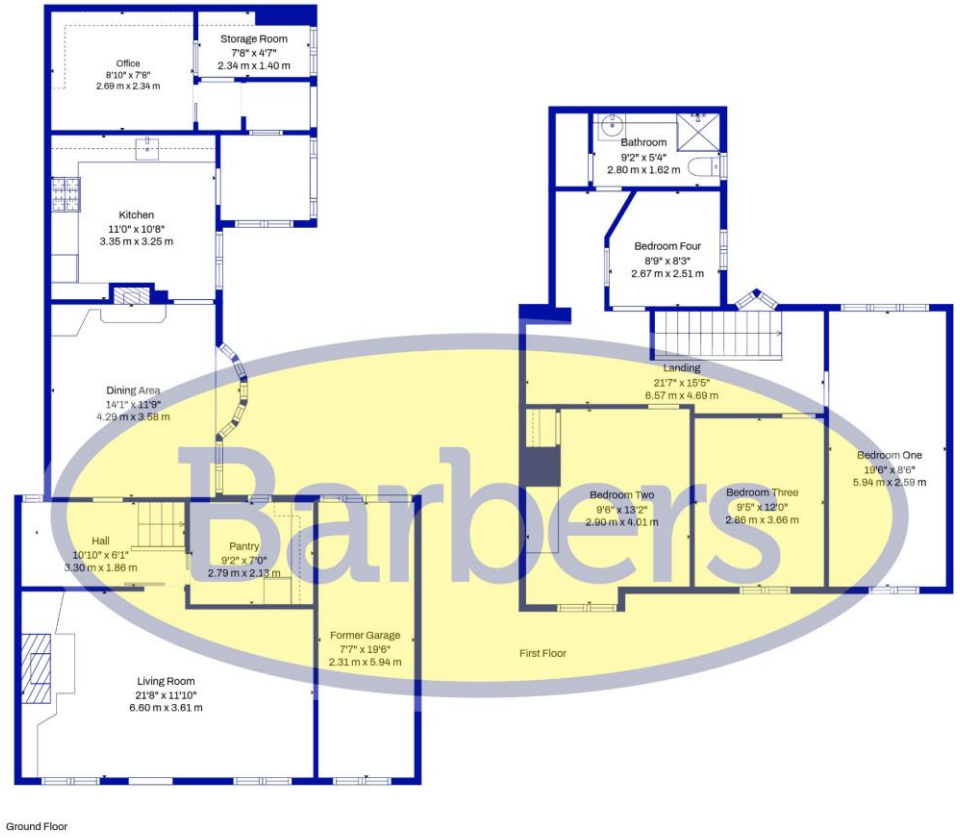


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Total: 1887 sq. Ft, 175 m2
Ground Floor: 1100 sq. Ft, 102 M2, First Floor: 787 sq. Ft, 73 m2
Excluded Areas: Undefined: 584 sq. Ft, 54 M2, Walls: 158 sq.Ft, 15 m2

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Barbers

NEWPORT
30 High Street, Newport, TF10 7AQ | Tel: 01952 820 239
Email: newport@barbers-online.co.uk
www.barbers-online.co.uk

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