Dodsleigh Development Opportunity

Stoke-on-Trent, Staffordshire, ST10 4QA

John German

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Stoke-on-Trent, Staffordshire, ST10 4QA

Auction Guide Price £250,000

Extremely interesting and rare development opportunity comprising a pole framed barn with full planning permission to convert into two large detached contemporary dwellings with independent access and far-reaching countryside views.

Situated in the rural hamlet of Dodsleigh this highly individual development opportunity comprises a large pole framed agricultural building with full planning permission granted to remove the middle section to then provide two spacious detached homes extending to approximately 226 m2/2432 Sq ft, comprising:

Reception hall
Large open plan living dining kitchen
Utility room
Three ground floor double bedrooms (two ensuite)
Study/bedroom
Family Bathroom
Feature first floor mezzanine seating area with a balcony
Master bedroom suite with an ensuite and dressing room

Please note – the spiral staircases shown on the illustrations are not part of the planning.

Planning Reference – P/2025/00829

Outside
Externally each home will have its own independent vehicular access and parking, plus good-sized plots (approximately 0.27 acre and 0.31 acre respectively – to be verified) enjoying privacy and magnificent views over the surrounding fields and countryside.

Location
The community village of Leigh provides a pleasant range of amenities including All Saints First School, The Star public house, small post office, a village hall and recreational ground, and the picturesque All Saints Church. Walks through the surrounding countryside are on the doorstep, either along the lanes or on the numerous footpaths through the surrounding area.

Conveniently positioned within easy commutable distance of the wider range of amenities found in the towns of Uttoxeter (7 miles), Stone (9 miles), Stafford (13 miles), and Cheadle (7 miles), plus the village of Upper Tean (4 miles). The nearby A50 dual carriageway links the M1 & M6 motorways plus the cities of Stoke-on-Trent and Derby.

What3words: ///tenure.presume.tycoons

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: N/A
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Private (purchaser choice)
Heating: No mains
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band N/A
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/09072026

The information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Auction Details
The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees
The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

• 10% deposit (subject to a minimum of £5,000)

• Buyer's Fee of 2.4% inc. VAT of the purchase price

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information
For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price
Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

John German
9a Market Place, Uttoxeter, Staffordshire, ST14 8HY
01889 567444
uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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SECTION IN YELLOW
TO BE REMOVED
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