



**Land to the Rear of 53 Hatherton Road,
Cannock, Staffordshire WS11 1HG**

£275,000

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Price Guide: £275,000

**Please Note: Purchaser to be responsible for the payment of the selling fees,
2% of the purchase price realised, exclusive of VAT.
Payable upon exchange of contracts.**

Located on one of the areas most desirable roads an opportunity arises to purchase a plot of land of circa 0.25 of an acre with planning permission for the construction of 2 x detached bungalows, both with garages and parking.

Planning permission was granted by Cannock Chase District Council (Ref: CH/25/0240) on the 12th January 2026 for the erection of two detached bungalows with proposed internal accommodation comprising:

Plot 1 - Entrance Hall, Master Bedroom with Ensuite, Bedroom Two, Bathroom, Open Plan Living/Dining/Kitchen Area with Utility Room off. Circa 1120 square feet in total.

Plot 2 - Entrance Hall, Master Bedroom with Ensuite, Bedroom Two, Bathroom, Open Plan Living/Dining/Kitchen Area with Utility Room off. Circa 990 square feet in total.

Outside Each bungalow will have the benefit of an enclosed rear garden, garage and two further off road parking spaces.

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies 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 of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.



Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All areas, dimensions or distances are approximate. Photographs/images are reproduced for general information purposes only. It should not be assumed that the land has all necessary planning, building regulations or other consents. Purchasers should undergo their own investigations with regard to services. These Sales Particulars do not constitute a contract or part of a contract.