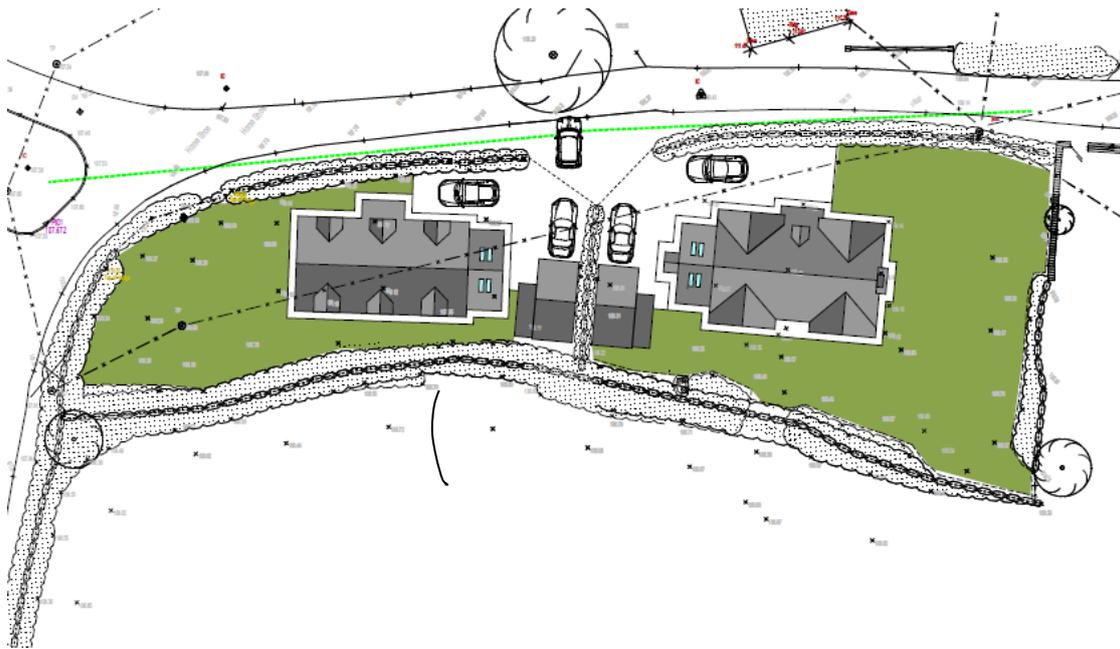


TWO RESIDENTIAL DEVELOPMENT PLOTS

LAND AT THE HORSESHOE
GNOSALL
STAFFORD
ST20 0HF



- Full planning permission for 2 detached four-bedroom dwellings
- Available together or separately
- Edge of Village close to all amenities
- Sought after location
- Good road links
- Further Information available upon request

INTRODUCTION

A rare opportunity to acquire two building plots in a fabulous location on the edge of Gnosall Village with detailed planning permission for two bespoke designed four-bedroom detached houses.

LOCATION

The site is located on The Horseshoe close to its junction with Audmore Road on the northern outskirts of the Village. The site benefits from views over open countryside to the rear yet is with easy walking distance of a range of local services available in the Village.

Gnosall is a sought-after village in the Borough of Stafford located just off the A518 roughly halfway between Stafford and Newport which are approximately 4 miles to the east and west respectively.

Access to the national motorway network can be gained at Stafford via either junction 13 or 14 of the M6.

DESCRIPTION

The site extends to approximately 0.299 acres (0.1212 hectares) in total. The site is broadly rectangular in shape with a long frontage onto The Horseshoe and backs onto open farmland. Plot 1 has consent for a dwelling of 1,850ft², Plot 2 1,650ft² - gross internal floor area.

PLANNING

The property benefits from full planning permission granted by Stafford Borough Council under reference 20/31775/FUL. The description of development is as follows:

“Erection of 2no. 3 bed* detached dormer bungalows with single carports and log stores. Removal of section of hedge and replacement/enhanced access. Infill of existing field accesses. Associated hard standing and landscaping”. (* each property has generous bedrooms and a spacious first floor study which can be used as a bedroom no.4).

Copies of the application information is available upon request.

TENURE

The freehold interest is for sale with vacant possession upon completion. The Plots are available together or separately.

LEGAL COSTS

Each party will bear their own legal costs in the transaction.

PRICE

Offers invited for the freehold interest. We reserve the right to set a submission date for offers.

SERVICES

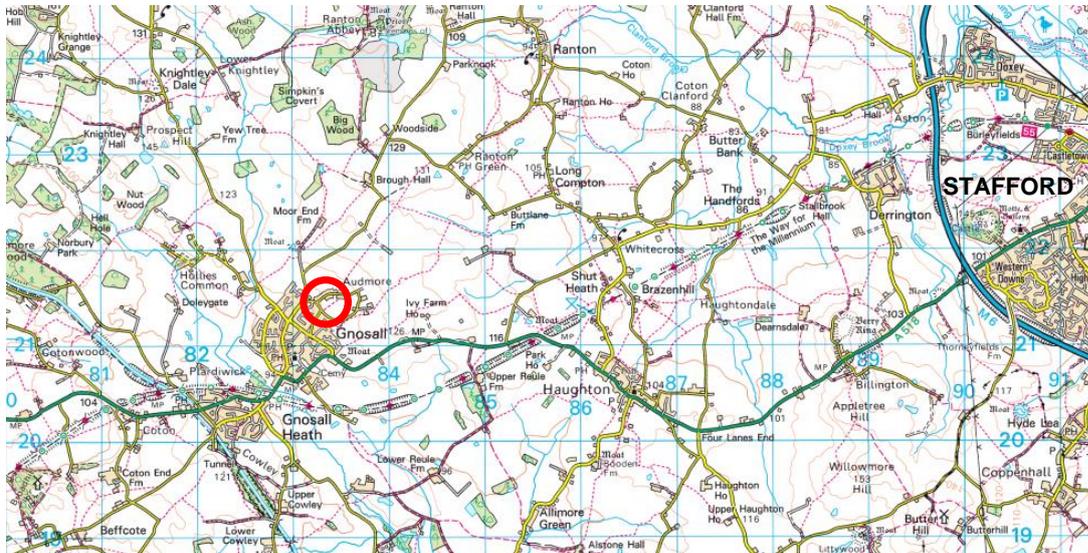
We understand that mains services are available to the site.

VIEWING AND FURTHER INFORMATION

The site can be viewed from the road at any reasonable time. If you require access to the site, then please contact the sole agents. Further information is available from Christopher

Bywater or Chontell Buchanan on 01902 710999 or email chris@firstcity.co.uk / chontell@firstcity.co.uk, please quote reference 4737.

LOCATION PLAN



SITE PLAN



First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

tel: 01902 710999

www.firstcity.co.uk

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