

FOR SALE BY PRIVATE TREATY

Building Plot with Full Planning Permission for a Two Storey, Three Bedroomed Detached Dwelling

Extending to approximately 370 sqms

Foxt Lane, Foxt, Staffordshire, ST10 2HN



Offers Over £150,000

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

Directions

From Leek, take the A523 Ashbourne Road and follow for approximately 5 miles. Turn right onto Ellastone Road, sign posted for Peak Wildlife Park and Alton Towers Theme Park. After about 1 mile, turn right onto The Casey. Turn right at the junction just after The Fox and Goose public house and then take the next right and the plot will be found after a short distance on the right hand side.

Description

The site has full planning permission for a three bedroom, two storey detached property with gardens. The site extends to 370 square meters or thereabouts. Benefitting from far reaching views of the surrounding landscape. Initial Costly Groundworks Completed - The site has been excavated and foundations laid. A fantastic opportunity for developers or those wanting a self build in a beautiful picturesque village with community feel on the edge of the Peak District National Park.

Planning Permission

The site has the benefit of full planning permission for a three bedroom, two storey detached property with gardens. Permission was granted by Staffordshire Moorlands District Council under application number: SMD/2017/0822 with a decision date of 08/06/2018

Full details of this permission are available from Staffordshire Moorlands Planning Portal. A series of Conditions have been discharged and further information can be found on the Planning Portal. Discharged Conditions: 3, 10, 11, 12, 13, 14, 15 Revised plans can be found by using the application number: DOC/2021/0009

Tenure and Possession

The land is held freehold and vacant possession will be given on completion.

Services

Mains water and gas runs up the lane fronting the plot. Mains sewer on site with electricity nearby.

Wayleaves and Easements

The land is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Mapping

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The lessor is advised to obtain verification from their Solicitor or Surveyor.

Viewing

By prior arrangement through Graham Watkins & Co.

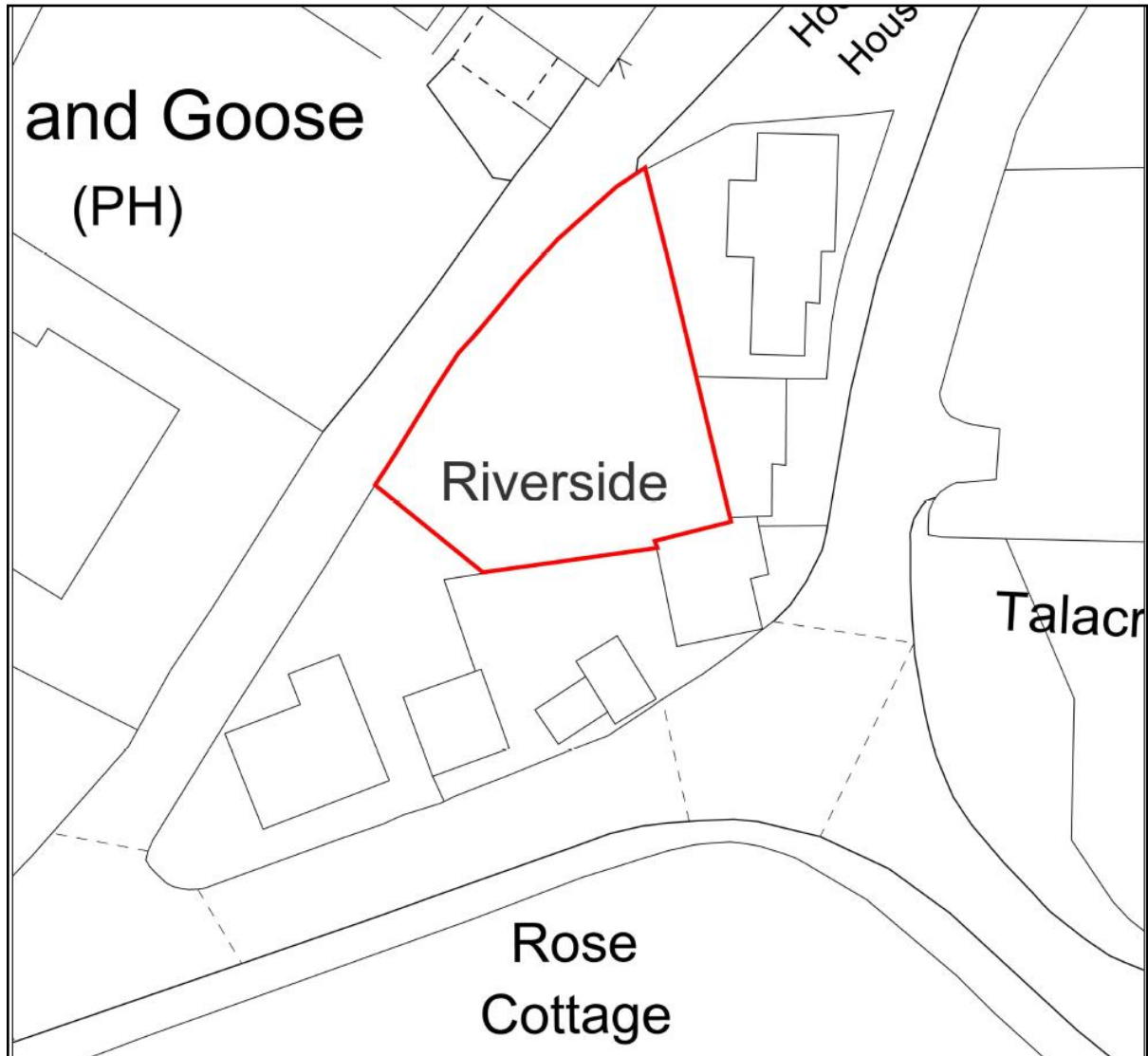


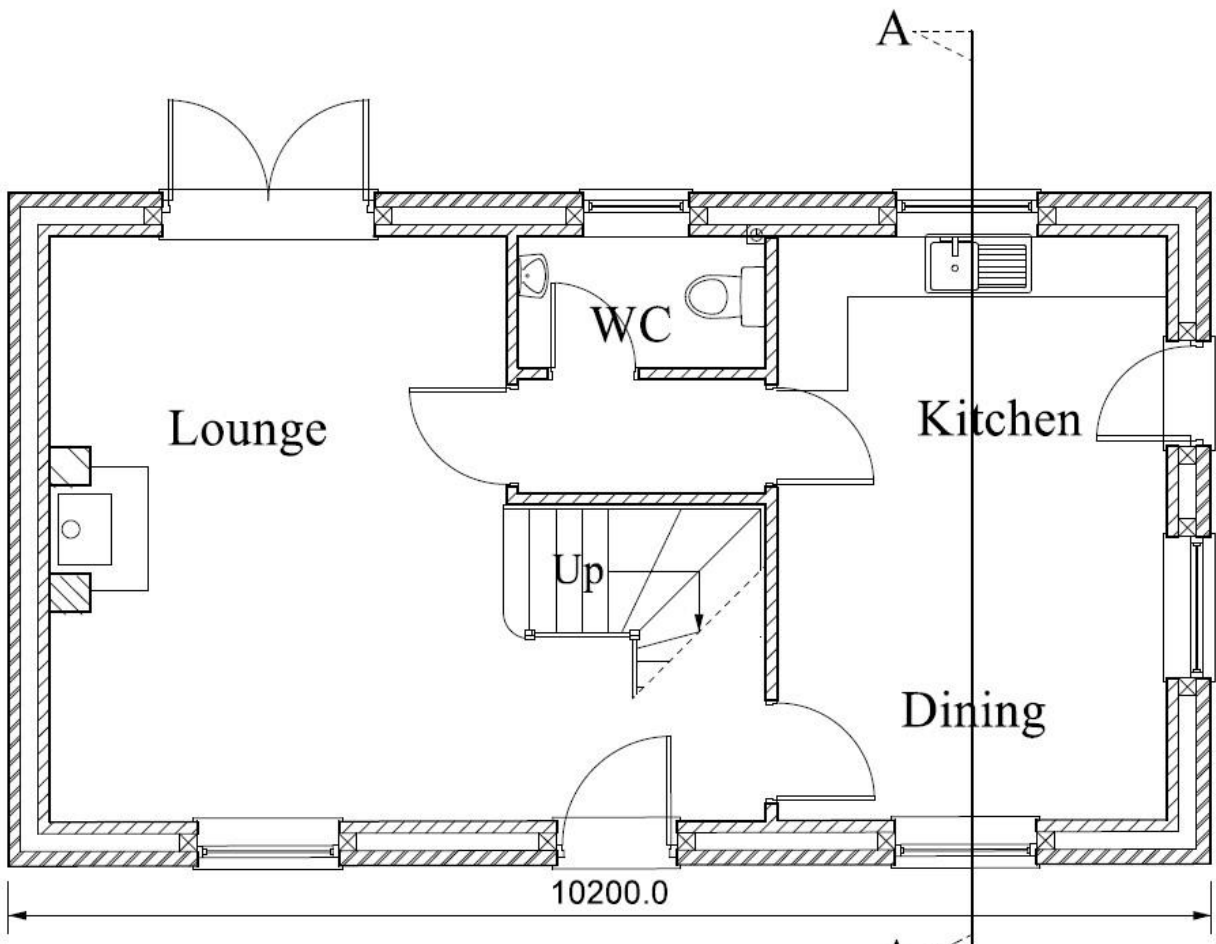
NORTH ELEVATION

SOUTH ELEVATION

FOR IDENTIFICATION ONLY – NOT TO SCALE

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.





GROUND FLOOR PLAN

