



**Residential Development Site
off Ford Street, Stapenhill, Burton-upon-Trent, Staffordshire,
DE15 9LE**

(please note, this is an historic photo, and the Public House has now been demolished)

An L-shaped parcel of land extending to 0.341 acres / 0.138
hectares, or thereabouts.

Having the benefit of outline planning permission for the
erection of eight dwellings.

Available Freehold with vacant possession.

GUIDE PRICE - £225,000

Residential Development Site off Ford Street, Stapenhill, Burton-upon-Trent, Staffordshire,

LOCATION

Stapenhill is an expanding settlement, located approximately three-miles to the south-east of Burton-upon-Trent within East Staffordshire.

The site is located off Ford Street, close to its junction with Hill Street, within a residential neighbourhood.

DESCRIPTION

The site is L-shaped, with a reasonably level topography, and was formerly occupied by The Plough Inn, public house. This has now been demolished, and outline planning consent was obtained for redevelopment for eight residential dwellings, which comprise five, two-bedroomed two-and-a-half-storey houses, together with three, three-bedroomed two-and-a-half-storey houses.



SITE AREA

From measurements using Promap, we calculate the site extends to 0.341 acres/0.13 hectares or thereabouts.

PLANNING

The site has the benefit of outline planning permission, granted subject to conditions by East Staffordshire Borough Council, on 19th October 2018, under application number P/2018/00933. A copy of the planning decision notice,

together with site layout and street scenes, are attached to these details.

SERVICES

It is believed that mains gas, electricity, water and drainage were connected to The Plough Inn, and have therefore assumed they will be available for the development.

Any interested parties should contact the relevant utility bodies to confirm his position.

PRICE

The site is available at a guide price £225,000 (two hundred and twenty-five thousand pounds) for the freehold interest, with vacant possession.

VIEWINGS

The site is secure by Harris fencing, and can be viewed from Ford Street. For on-site viewings, these can be arranged strictly by prior appointment with the sole agents, whom will endeavour to gain access.

For further information, please contact Andrew Nichols, Gadsby Nichols on: -

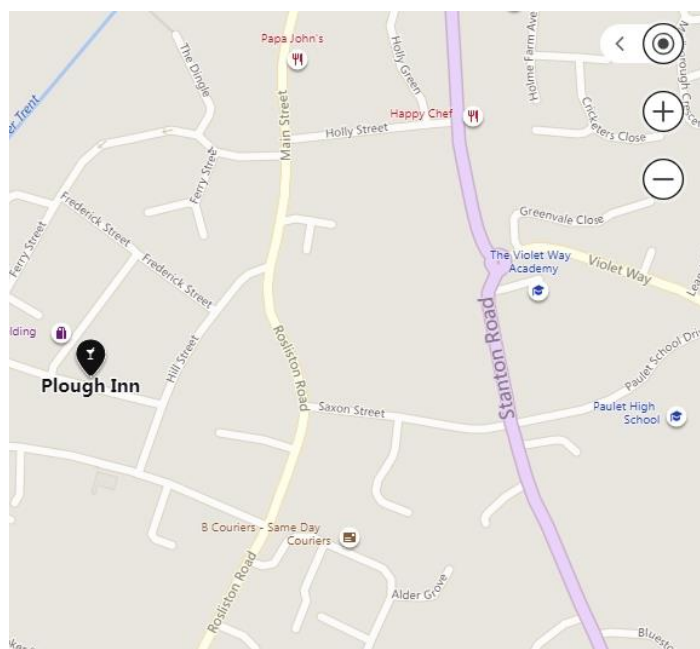
Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful purchasers(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with the source of funding for the purchase.

SUBJECT TO CONTRACT



G317 Printed by Ravensworth 0870 112 5306

Property Misdescriptions Act 1991 and Misrepresentation Clause: Gadsby Nichols give notice to anyone who may read these particulars as follows:- 1. These particulars are prepared for the guidance only of prospective purchasers/lessees. 2. The information contained or referred to herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement, representation or fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise or that any services or facilities are in good working order. 4. Photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed when the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumption should be made in respect of parts of the property that are not shown in the photographs. 5. In the areas, measurements or distances referred to herein are approximate and given for guidance purposes only. 6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property, this is not intended to be a statement of any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser or lessee. 7. Plans are based upon the Ordnance Survey map with the sanction of the Control of Stationary Office Crown Copyright. 8. Any information provided on tenure, vacancies or tenancies is provided in good faith and any prospective purchaser/lessee should have this information verified by their professional advisors prior to purchase. 9. The property is offered subject to contract, and subject to it still being available at the time of enquiry. 10. All prices and rents quoted and negotiated are exclusive of Value Added Tax which may be applicable in any particular transaction. Gadsby Nichols cannot take responsibility for any loss or expenses incurred during the viewing process and would recommend that any party considering entering into a property transaction should seek professional advice from a suitably qualified professional at the earliest opportunity.