

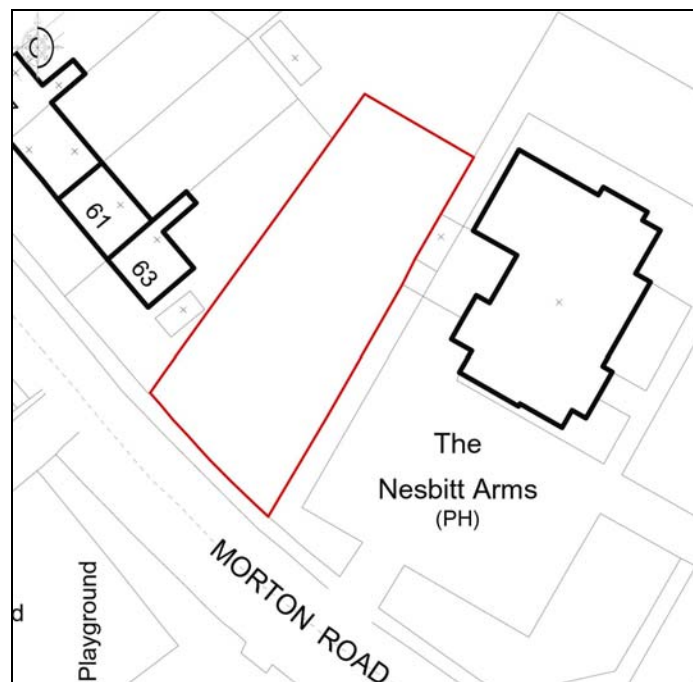
A.J. Phillips

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Residential Development Site for a Pair of Semi-Detached Houses, Land Adjacent to The Nesbitt Arms, Churchill Way, Stafford ST17 9NS

Residential Development Site For Sale



Outline Planning Consent for Residential Development
Size of Plot Approximately 599 m² / 717 sq.yds
Approximately 17.63m/57'8 frontage x 39.53m/129'7 average depth.

OFFERS INVITED OVER: £68,000



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Residential Building Plot on land adjacent to The Nesbitt Arms, Churchill Way, Stafford ST17 9NS

Location

The site comprises a virtually level plot off Churchill Way, Rising Brook which is an established residential area, to the south of the county town of Stafford and about 2 miles from the town centre.

There are good facilities available in the area including Burton Manor Primary School and neighbourhood shopping and medical centre at Rising Brook.

There are good commuter links with the A449 close by together with Junction 13 M6. Stafford also has an intercity rail link, Birmingham New Street about 35 minutes and London Euston about 1 hour 50 minutes.

Trees on Site

Enquiries have been made with Stafford Borough Council regarding standing timber. Verbal enquiries at 01785 619344 / trees@staffordbc.gov.uk advise that there is no Tree Preservation Order on this site.

Services

Service provider information is detailed below and purchasers are recommended to confirm detail with the various providers.

Dimensions

Site dimensions are approximately 17.63m/57'8 frontage x 39.53m/129'7 average depth.

Tenure

This property is sold freehold with vacant possession.

Planning Consent

Application reference 03/00043/OUT dated 23rd February 2003 was granted on appeal with decision dated 23rd January 2004, a copy of which is available on request. A new application reference 09/11838/OUT dated 20th March 2009 for two houses was granted on 12th May 2009, a copy of which is available on request.

Method of Sale

The property is offered for sale by private treaty with offers invited over £68,000 for the freehold.

Useful Contacts

Planning Authority: Stafford Borough Council
Tel: 01785 619 000 | Web: www.staffordbc.gov.uk

Local Electricity Distribution: Central Networks
Tel: 08457 353 637 | Web: www.central-networks.co.uk

Water & Drainage Authority: Severn Trent
2297 Coventry Road, Birmingham B26 3PU
Tel: 0121 722 4000 | Fax: 0121 722 4800 | Web: www.stwater.co.uk

Local Gas Transporter: National Grid
National Grid House, Warwick Technology Park, Gallows Hill, Warwick CV34 6DA
Tel: 0845 605 6677 | Fax: 01604 815 288 | Web: www.nationalgrid.com/uk

Gas & Electricity Watchdog: Energy Watch
Tel: 08459 06 07 08 | Web: www.energywatch.org.uk

Viewing Arrangements

By appointment through A J Phillips, Tel **01785 254545**, or e-mail commercial@ajphillips.co.uk

Similar properties are available online at:
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