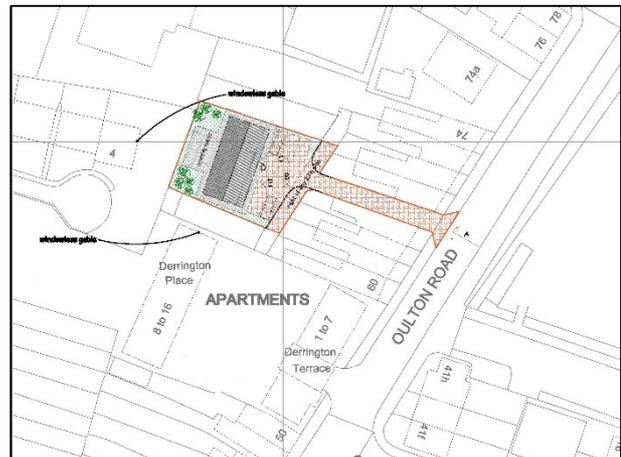
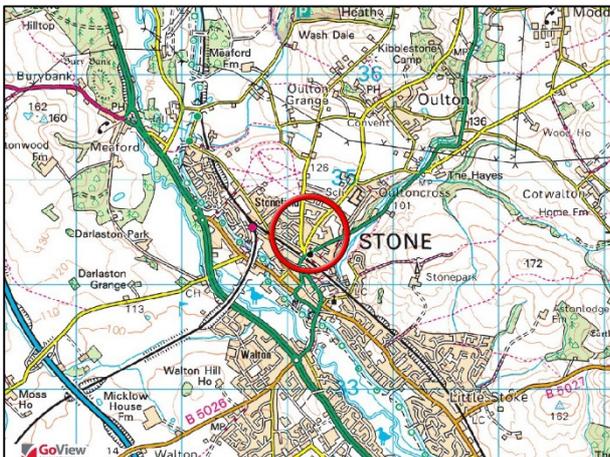
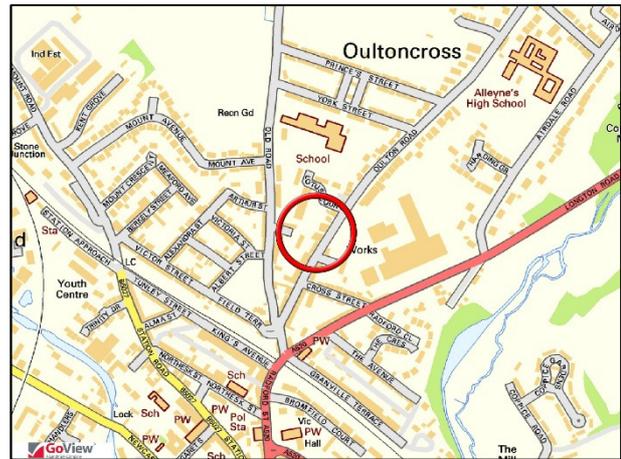
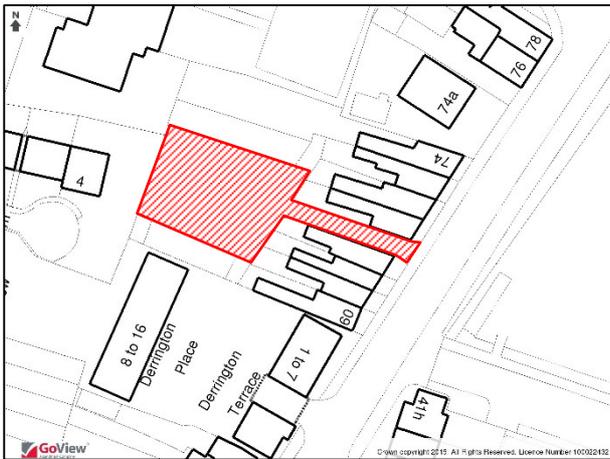




By Instructions of the Trustees of the Independent Order of Oddfellows

## Residential Land For Sale in Stone



- **Oulton Road (Rear of Nos. 62-70), Stone, Staffordshire, ST15 8DY**
- **0.115 acres (0.046 hectares) excluding driveway access**
- **Popular residential area**
- **Planning consent for four one-bedroomed apartments**
- **Immediately available**
- **Likely to be of interest to builders, developers and investors**

**LOCATION**

The land is situated on the west side of Oulton Road between its junctions with Oulton Mews and Lotus Court and in a popular residential area lying about half a mile north-east from Stone Town Centre. The environs are characterised by a mixture of private housing and employment uses.

**DESCRIPTION**

The site consists of a regular-shaped section of level land extending to approximately 0.115 acres (0.046 hectares) with driveway vehicular access from Oulton Road and has the benefit of a planning consent for development to provide four one-bedroomed apartments with associated car parking.

**DIMENSIONS** (all dimensions and areas referred to in these particulars are approximate)

	FT.	M.	SQ.YDS.	SQ.M.	ACRES	HECTARES
Average Width	61	18.59	-	-	-	-
Average Depth	82	24.99	-	-	-	-
<b>TOTAL SITE AREA*</b>	-	-	<b>556</b>	<b>465</b>	<b>0.115</b>	<b>0.046</b>

\* excluding the driveway access from Oulton Road.

**SERVICES**

Prospective purchasers should make their own enquiries of the various service providers.

**TOWN PLANNING**

Planning Consent No. 14/21492/OUT, issued by Stafford Borough Council on the 20<sup>th</sup> March 2015, currently applies and granted outline permission for the development of four one-bedroomed apartments subject to various conditions. A copy of the relevant consent will be provided on request.

**PRICE**

Offers in the region of **£95,000** are invited for the benefit of the freehold interest in the site. VAT is not applicable in this instance.

**PLANS**

The plans associated with the consent can be downloaded from the Millar Sandy website.

**LEGAL COSTS**

Both parties are to be responsible for their own legal costs incurred in the transaction, together with any Stamp Duty and VAT due thereon.

**VIEWING**

The site is easily identified and can be inspected from the roadside at any time.

The land is understood to be freehold and is offered subject to contract and to being unsold. Confirmation of the tenure will be provided by the vendor's solicitors during pre-contract enquiries.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

**BP/3887**

23/11/15