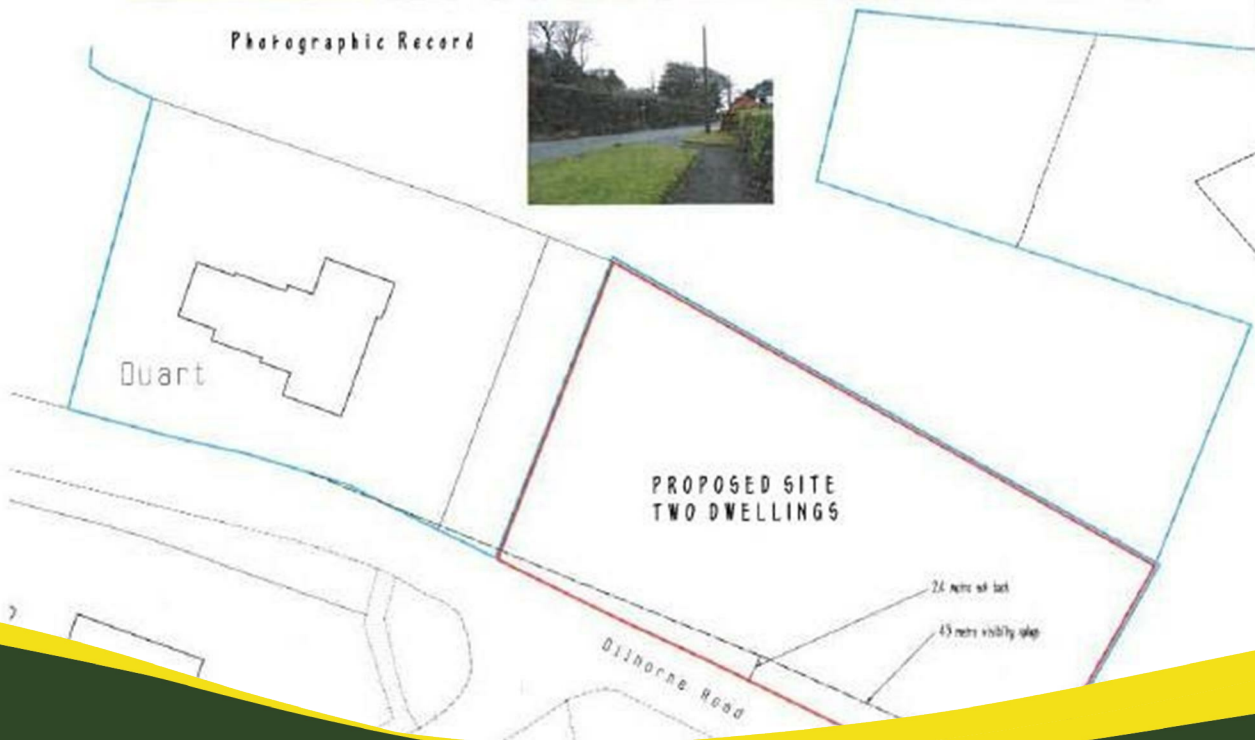




Photographic Record



2 Building Plots and 13.81 acres
off Dilthorne Road



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

2 Building Plots and 13.81 acres of

land off **Cheddle Road**

Staffordshire, ST10 1PT



null



null



null



13.80
acre(s)

These two building plots which are located fronting onto Dilhorne Road have full planning permission granted and are being sold with land the whole of which extends to 13.81 acres or thereabouts as shown on the attached plan hatched orange.

The plots are located in what is a highly sought after area on the edge of town and have full planning

£295,000



Leek - 01538 383344



leek@buryandhilton.co.uk

The Plots

The plots extend to approximately 1,388 square metres or thereabouts (0.342 acres) and lies to the east of the property known as Duart. The plots front onto Dilhorne Road in what is an established residential area.

Planning Permission

Outline planning permission was granted on 9th February 2021 for the construction of two detached properties being application number SMD/2020/01/05.

Approval of Reserved Matters was determined on 3rd May 2024, being application number SMD/2024/0068, a copy of the Approval of Reserved Matters can be seen at the Agent's Leek office.

Services

We understand all mains services are located close by and should be available for connection onto the site, although prospective purchasers should make their own enquiries in this respect.

Tenure

Freehold.

Possession

Vacant possession will be given on completion.

Viewing

At any reasonable time.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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