



### Land at Station Road, Mow Cop, Stoke-on-Trent, ST7 3NR

Guide Price £540,000

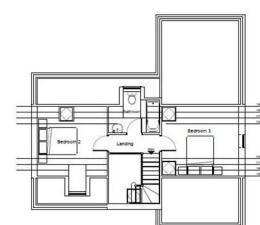
**0.93 acre(s)**

Residential Development Site

Potential for 6 x dorma bungalows @ £500,000 each = GDV £2,000,000

For Sale "Subject to Planning" on terms to be agreed.

Expressions of Interest Invited.



PIEA DESIGN	
Planning and Development Consultants	
PROJECT	PROPOSED DEVELOPMENT AT STATION ROAD & HALLS ROAD MOW COP STOKES-ON-TRENT ST7 3NR
CLIENT	ILLUSTRATIVE HOUSE TYPE
DATE	11/06/2024
SCALE	1:100
DESIGNER	PIEA DESIGN
DATE	11/06/2024

# Land at Station Road

Mow Cop, Stoke-on-Trent, ST7 3NR

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## Description

In-fill plot with potential for residential development (subject to planning). Spectacular Views.

## Location

The land is located on the Cheshire side of Mow Cop with far-reaching countryside views.

Travelling distances are as follows:

Biddulph: 3 miles / 10 min drive

Congleton: 9 miles / 20 min drive

M6 North: 8 miles / 16 min drive

M6 South: 7 miles / 21 min drive

## Planning & Supporting Information.

In order to assist interested parties in making an informed decision about the planning potential of the site, the vendors have commissioned a planning advice from Knights PLC and indicative layout sketch from Piscea Design. This information can be found in the property pack, which as available on request. The summary of the Planning Advice states: "Knights consider that a well-presented planning application for housing development on this land has realistic prospects of achieving planning permission, where it sets out a robust case for the proposals as an exception to Green Belt policies and also supported by the required technical work."

Notwithstanding this, it is important that prospective purchasers ensure they have inspected the site and rely upon their own enquiries, assessments and due diligence with regards to its current and potential uses.

NB: Whilst BJB will try and supply as much information as we can about the planning status of the land / property, please be mindful that we are not planning consultants and accordingly it is important that prospective purchasers ensure they have inspected the land / property and rely upon their own enquiries, assessments and due diligence with regards to the planning status and current or potential uses. All information is supplied in good faith and BJB cannot be held liable for any errors or omissions.

## Local Council

The site is located in the Council District of Cheshire East <https://www.cheshireeast.gov.uk/>

## Tenure.

Freehold with vacant possession upon completion. Please note that the land includes a right of way in favour of a detached house to rear of the site.

## Right of Way

Please note that the adjoining property to the rear of the land (Stone Gables, 54 Station Road) benefits from a right of way over the subject land, in the form of a block paved drive. The intention is that this land will be included in the sale.

## GDV / Sales Values

The estimated GDV for the scheme is 6 x £500,000 = £1,800,000. Further information including comparable evidence is contained in the info pack.

## Overage Clause

The title contains an overage clause equating to a payment of 45% of the uplift in value in the event

of either development of the land or a sale of the land with planning permission. The intention is that the land will be sold on a "Subject to Planning" basis and thus the purchase price will ignore the overage clause, as the beneficiary of the overage will be paid out upon completion of the sale.

### VAT

All prices quoted by Butters John Bee are exclusive of VAT unless otherwise stated. All interested parties should make their own enquiries to satisfy themselves with the VAT position.

### Informal Tender

Initial Expressions of Interest are invited. The site will be offered via Informal Tender on a date to be agreed. Please register your interest for further details.

### Legal Costs

Each party to pay their own legal costs.

### Viewings

The site can be inspected from the Public Highway – no appointment is necessary.

### All Enquiries

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Land & New Homes Team  
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01782 211147

### Looking for Land & Development Opportunities?

Please note that not all land & development opportunities will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: residential-land@bjbmail.com or call the Land & New Homes team to discuss your requirements.



