



The Barns, Manor Farm Marston, Church Eaton, Stafford, ST20 0AS

BERRIMAN
EATON

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Development Opportunity
Planning Permission Granted for Four Residential Dwellings

An exciting opportunity to acquire a residential development site with the benefit of planning permission for the creation of four new homes, situated in an attractive location and offering significant potential for developers, investors and builders. The site provides an excellent opportunity to deliver a carefully designed residential scheme, comprising a mix of properties with generous accommodation and strong market appeal.

PLANNING PERMISSION

Planning permission has been granted by Stafford Borough Council under application reference: 22/36692/FUL

Full details of the approved scheme, supporting documents and planning history can be accessed via the Stafford Borough Council Planning Portal.

PROPOSED DEVELOPMENT

The approved plans provide for four residential dwellings with a combined accommodation schedule of approximately 5,283 sq ft (490.8 sq m).

Unit Approximate Floor Area

Unit 1 927 sq ft

Unit 2 1,732 sq ft

Unit 3 1,516 sq ft

Unit 4 1,108 sq ft

The development offers the opportunity to create a high-quality residential scheme, subject to the purchaser's own requirements, detailed design considerations and satisfaction of all relevant planning and technical matters.

THE OPPORTUNITY

This is an excellent opportunity for developers and builders seeking a site with an established planning consent, providing the ability to bring forward a bespoke residential development. The current owners have indicated that they may be open to exploring a number of options, including a potential joint venture arrangement, subject to suitable terms being agreed.

LOCATION

The site occupies an attractive position and provides the opportunity to create a desirable residential development within an established setting.

Further information regarding the location, surrounding amenities and local facilities is available upon request.

FURTHER INFORMATION

Interested parties are encouraged to undertake their own investigations and obtain independent professional advice regarding all aspects of the proposed development, including planning, construction costs, market conditions, viability, services, access arrangements and all other matters relating to the site.

IMPORTANT INFORMATION

The floor areas quoted have been taken from the approved planning information and have not been independently verified by Berriman Eaton.

Berriman Eaton has not inspected the structural condition of any existing buildings or undertaken any surveys relating to ground conditions, services, drainage, environmental matters or other technical considerations.

Any interested party should rely on their own enquiries and professional advisers before proceeding with any purchase.

SERVICES

We are advised by the vendor that mains water and electricity.

COUNCIL TAX BAND TBC – Stafford

POSSESSION Vacant possession will be given on completion.

VIEWING Strictly by appointment through: Berriman Eaton – Land & New Homes Specialists in Residential Development Sales.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast is available

Mobile – Ofcom checker shows Cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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Price Guide
£400,000

EPC:

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



