

RORY MACK

ASSOCIATES

FOR SALE:

GUIDE PRICE - £199,950

Land Adjacent to 48 Sprink Bank Road

Chell  
Stoke on Trent  
ST6 6HZ



- **Undeveloped site extending to 0.47 acres adjacent to open parkland**
- **Planning Permission granted to build two pairs of large semi-detached houses**
- **Planning Application No: 65952/FUL – Granted 16th September 2021**
- **Estimated Gross Development Value: £1,100,000**
- **Established semi-rural residential area with excellent road connections**

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Rory Mack Associates Ltd.  
Registered in England & Wales.  
Reg No. 6424169

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### GENERAL DESCRIPTION

A relatively level parcel of land with frontage to Sprink Bank Road extending to 0.47 acres. The site is undeveloped and is presented as unkept grassland, with its open boundaries defined by timber posts in the ground. The site has the benefit of a 'Full' planning permission granting consent to develop two pairs of substantial semi-detached four-bedroom properties with parking to the front and private gardens to the rear.

### LOCATION

The site is located on the edge of an established housing estate and is adjacent to Spring Bank Recreational Ground which is adjacent of Burslem Golf Club. The site is within 100 yards of the junction with Sprink Bank Road and High Lane (A5272) and is approx. 1 mile to the east of Tunstall town centre. The A527 is approx. ½ a mile, which provides direct access to the A500 dual carriageway, connecting all parts of Stoke on Trent including Junctions 15 and 16 of the M6 and the A50.

### SITE AREA

Referring to the Ordinance Survey Promap system the site has an area of 0.47 acres.

### SERVICES

We understand that all mains services are located within Sprink Bank Road. Interested parties will be required to make their own enquiries regarding connecting into utilities.

### VAT

The sale price is not subject to VAT.

### PLANNING PERMISSION

On the 16th September 2021 Stoke on Trent City Council granted planning consent under Application Number 65952/FUL to construct two pairs of two and three storey four bedroom semi-detached houses with integral garage and parking to the front together with private gardens to the rear. Details relating to the planning permission and approved drawings are available on the local authority planning portal.

The Section 106 Agreement has been agreed which requires the developer to pay a 'Biodiversity Contribution' of £2,050 for the entire development.

### ESTIMATED GDV

Referring to details of comparable properties currently offered to the market (October 2021), the agents anticipate that the sale price of each property lies in the region of £275,000.

### TENURE

Available freehold, subject to contract and with vacant possession upon completion.

### ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



Strictly by appointment through agents:

Rory Mack Associates

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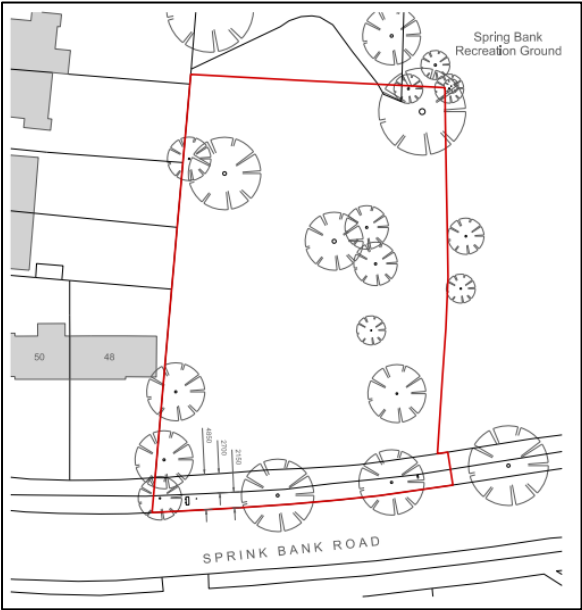
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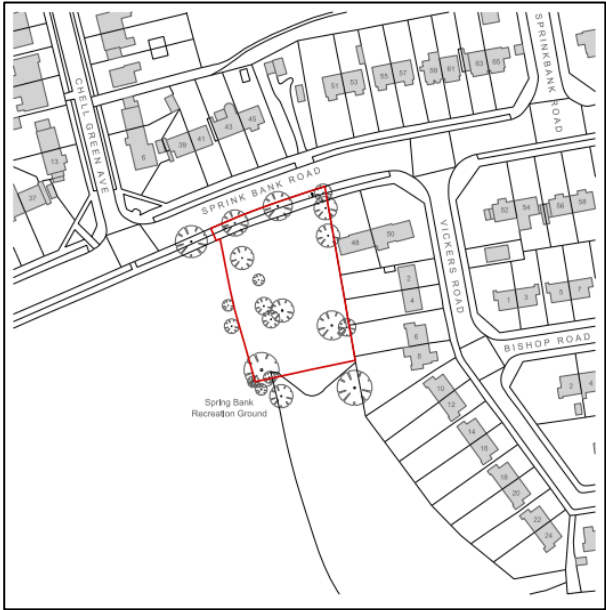
# PROPOSED LAYOUT PLANS



**ORDNANCE SURVEY MAP**



**STREET MAP**



**TOWN MAP**

