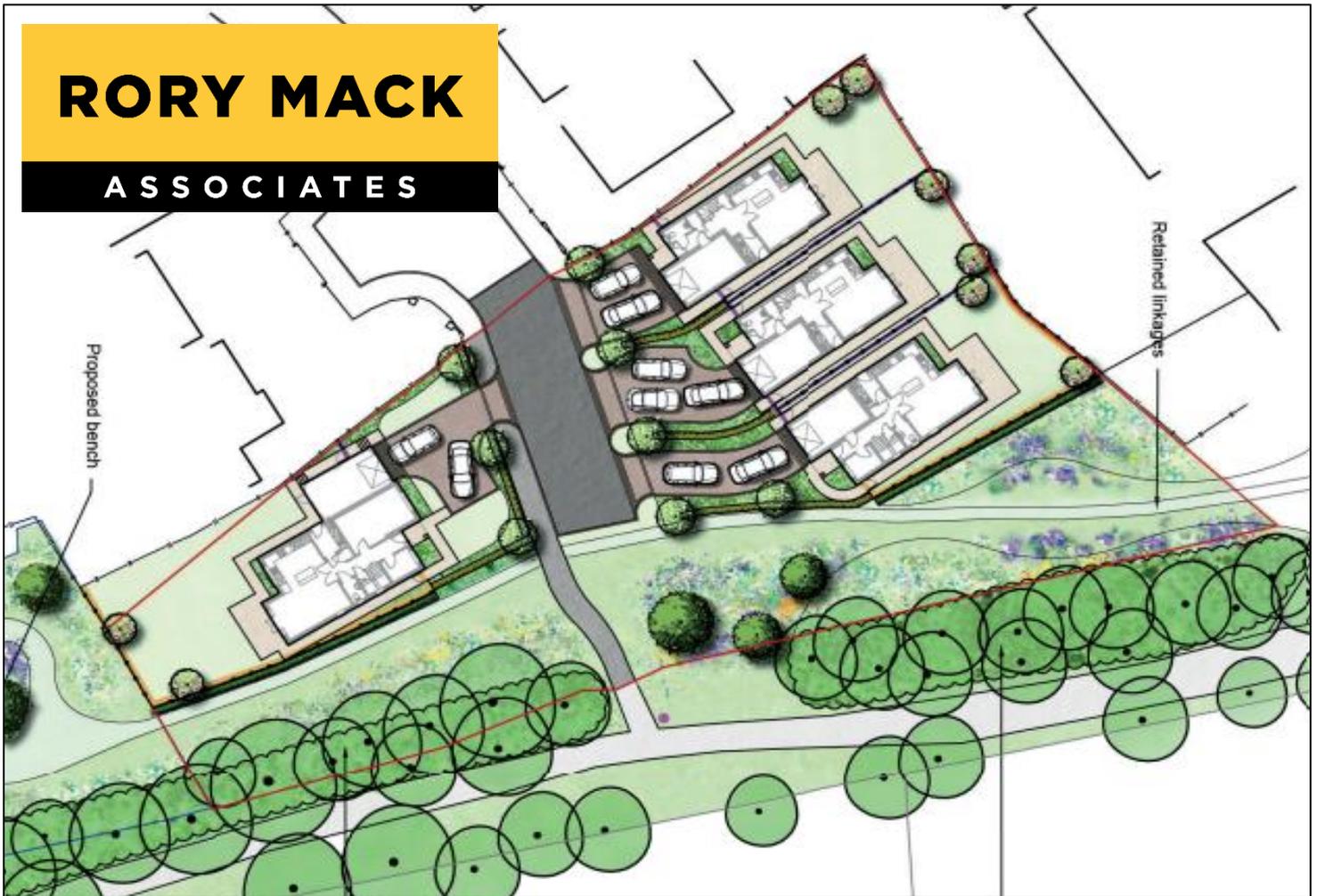


# RORY MACK

ASSOCIATES



**DENTON GROVE, LONGTON,  
STOKE ON TRENT,  
STAFFORDSHIRE, ST3 5TW**

**FOR SALE  
OFFERS OVER  
£325,000**

- Residential development site extending to 0.61 acres
- Planning permission approved February 2026
- For the erection of 4 detached dwellings
- Estimated GDV of £1,250,000



**LAND AT DENTON GROVE**  
**LONGTON, STOKE ON TRENT**  
**STAFFORDSHIRE, ST3 5TW**

**GENERAL DESCRIPTION**

A level parcel of land extending to 0.61 acres which has never been developed previously. The site is located at the end of a quiet residential cul-de-sac around 250 metres from Weston Coyney Road. Planning permission was passed in February 2026 to allow for the construction of 4 detached two storey residential dwellings (Use Class C3). The current plans allow for 2 x 3 beds and 2 x 4 beds.

**LOCATION**

The site is located at the end of Denton Grove which can be found in a residential area in-between Longton and Weston Coyney. Housing stock in this location is a mixture of detached and semi-detached houses and bungalows.

**SITE AREA**

Referring to Land Registry (Title no: SF690146) to identify the boundaries of the site and ProMap to measure the area, we calculate that the site extends to 0.61 acres.

**SERVICES**

We understand that all mains services are available in Denton Grove, subject to the normal connection terms and conditions of each utility provider. Interested parties are advised to seek their own clarification relating to the availability of utility services.

**VAT**

The sale price is not subject to VAT.

**TENURE**

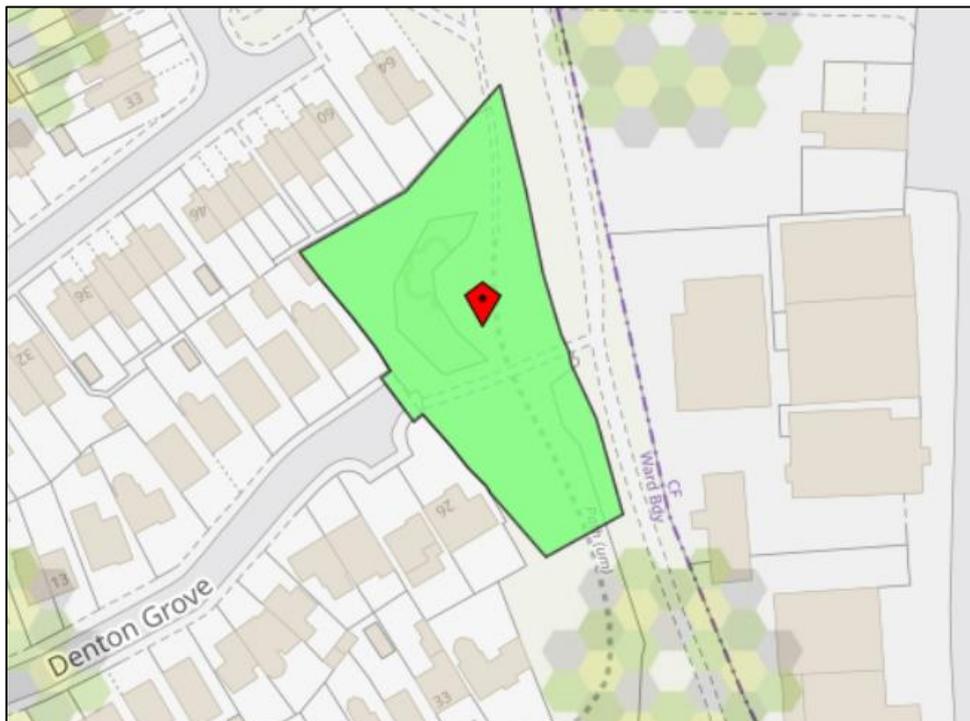
Available freehold, subject to contract and with vacant possession.

**PLANNING**

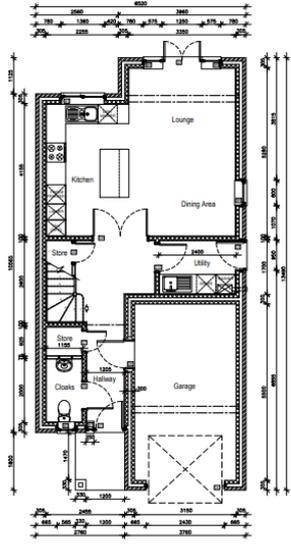
On 26<sup>th</sup> January 2023 the site was granted Outline Planning Permission (Application 67775/OUT) in which the applicant applied for consent to construct 3 x bedroom dwellings and 1 x 4 bedroom dwelling. On 3<sup>rd</sup> February 2026 Full Planning Permission was granted with reference number 70758/RES. Planning documents are available to view at <https://development.stoke.gov.uk/planning/index.html?fa=getApplication&id=138756>

**ANTI MONEY LAUNDERING REGULATIONS**

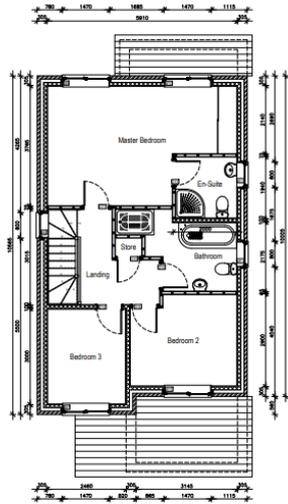
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



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PROPOSED GROUND FLOOR LAYOUT PLAN.



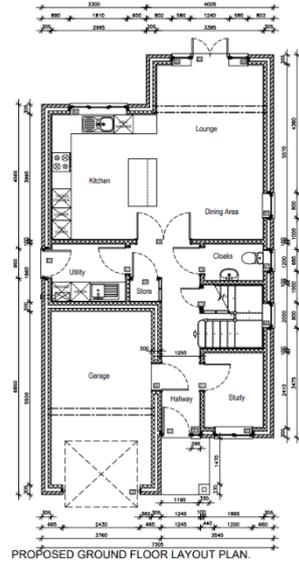
PROPOSED FIRST FLOOR LAYOUT PLAN.

**PLOTS 1 and 2.**

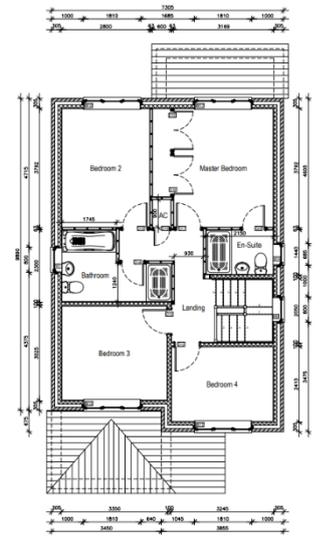
TOTAL EXTERNAL AREA 146.69sq.m  
 1579.05sq. ft  
 TOTAL INTERNAL AREA 125.17sq.m  
 1343.37sq. ft

**PLOT 3.**

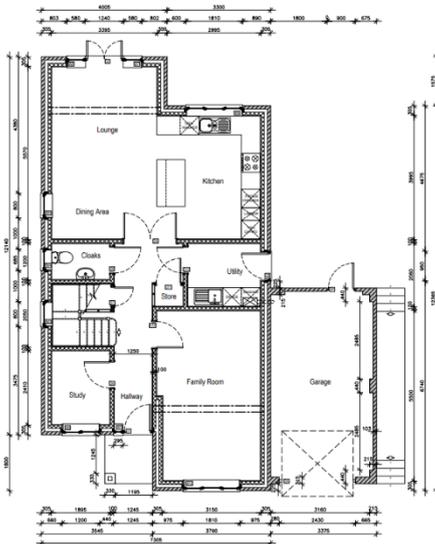
TOTAL EXTERNAL AREA 165.10sq.m  
 1777.13sq. ft  
 TOTAL INTERNAL AREA 141.75sq.m  
 1525.82sq. ft



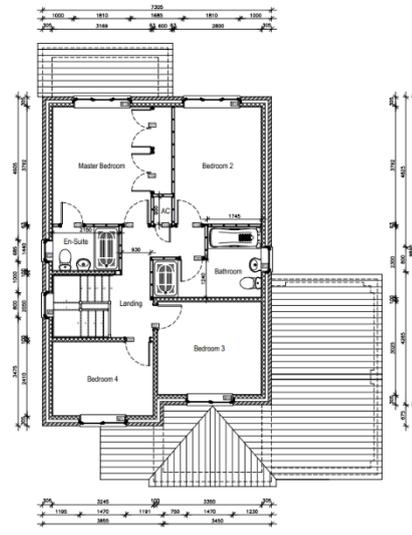
PROPOSED GROUND FLOOR LAYOUT PLAN.



PROPOSED FIRST FLOOR LAYOUT PLAN.



PROPOSED GROUND FLOOR LAYOUT PLAN.

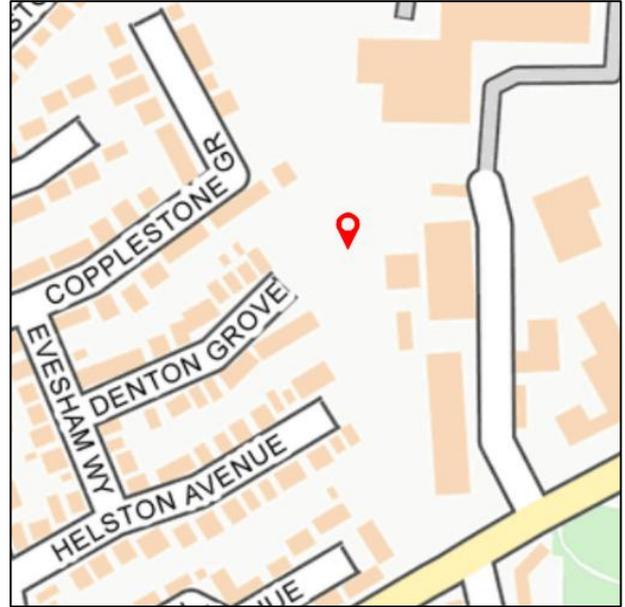
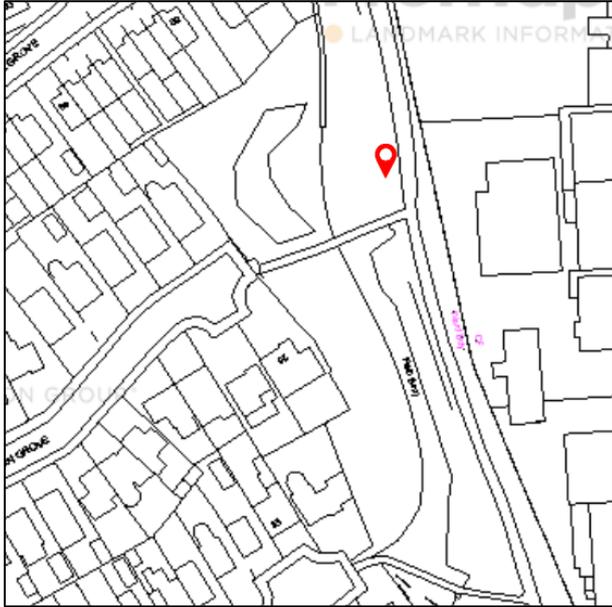


PROPOSED FIRST FLOOR LAYOUT PLAN.

**PLOT 4.**

TOTAL EXTERNAL AREA HOUSE 165.10sq.m  
 1777.13sq. ft  
 TOTAL INTERNAL AREA HOUSE 141.75sq.m  
 1525.82sq. ft  
 TOTAL EXTERNAL AREA GARAGE 21.23sq.m  
 228.52sq. ft  
 TOTAL INTERNAL AREA GARAGE 19.35sq.m  
 208.28sq. ft

**LAND AT DENTON GROVE  
LONGTON, STOKE ON TRENT  
STAFFORDSHIRE, ST3 5TW**



**OFFICE**

37 Marsh Parade  
Newcastle  
Staffordshire  
ST5 1BT

01782 715725

[enquiries@rorymack.co.uk](mailto:enquiries@rorymack.co.uk)

[www.rorymack.co.uk](http://www.rorymack.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements