



- **Self-Build Plot with Views Over Staffordshire Moorlands**
- **Rural Market Town Location**
- **Please Ask One of Our Advisors For Further Details**
- **Full Planning Approval for Four Bed Three Storey Detached Home**
- **Small Development with Private Access Road**



**Plot 2, The Monkhouse Development,  
Prince George Street  
Stoke-On-Trent, ST10 1HX**

**£132,500**

Description

SELF-BUILD PLOT WITH VIEWS OVER COUNTRYSIDE: A great opportunity to buy a self-build plot on a small and friendly development based within a desirable small market town in the Staffordshire Moorlands. The development is accessed via a private road, and is set on a hillside, offering spectacular views over the surrounding countryside, and running parallel to High Street, the main area for shopping in the town. Plot 2 is 621.1 sq m in size, and comes complete with planning permission for a four bedroom, three storey detached property comprising entrance hallway, integral garage, shower room and guest suite/media room at ground floor level, a living and dining space, open-plan kitchen/ family room, and utility room at first floor level, plus three bedrooms, all ensuite, to the second floor.

Planning Information

The land available forms part of a larger site, which was granted planning permission in 2011 (Planning Application Reference Number SMD/2011/0817). A material start to building works has been made and approved by the Planning Authority elsewhere on site.

Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only

LOCATION

STOKE-ON-TRENT	10 miles
STAFFORD	18 miles
MANCHESTER	45 miles
BIRMINGHAM	47 miles
Manchester airport	35 miles
East Midlands Airport	35 miles
Blythe Bridge Train Station	3 miles

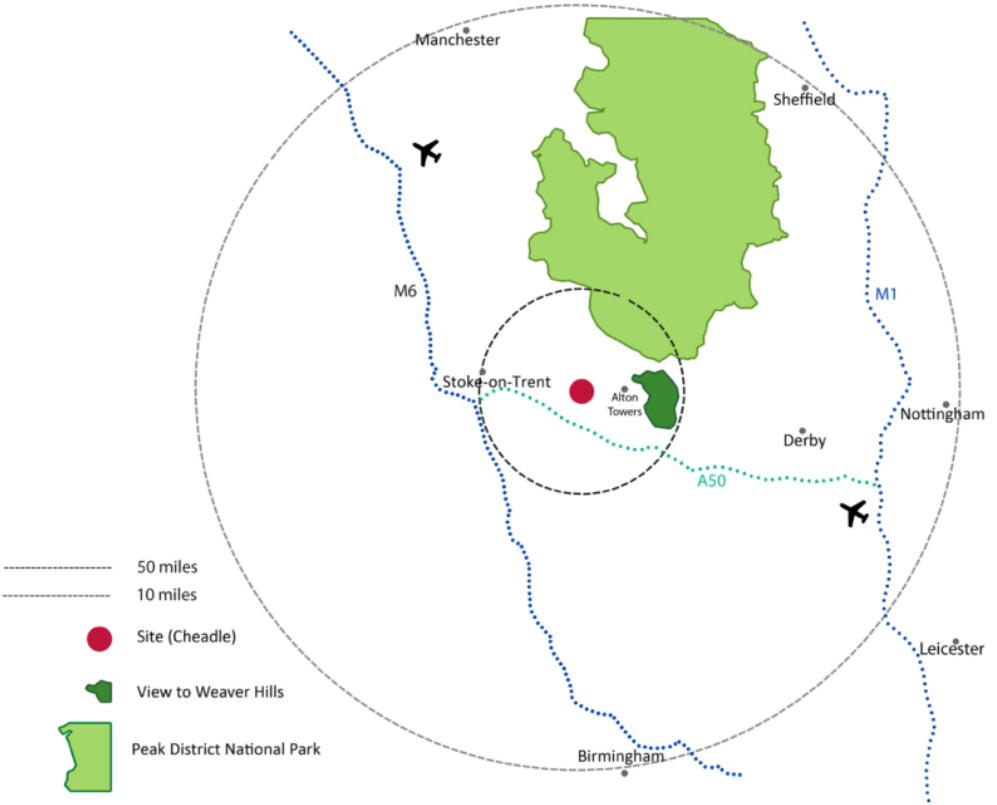
EMPLOYMENT AND ATTRACTIONS

JCB HEADQUARTERS (JCB Factory)	7.5 miles 0.5 miles
ALTON TOWERS	5 miles
PEAK DISTRICT	7 miles
CHURNET VALLEY	3 miles

The site benefits from views to the Weaver Hills and has good potential to be used as holiday lets due to the towns proximity to Alton Towers and the Peak District.

EDUCATION

3 Primary schools, 2 High Schools and 1 Sixth Form College within the town, all achieving 'Good' or 'Outstanding' ratings in Ofsted Reports.

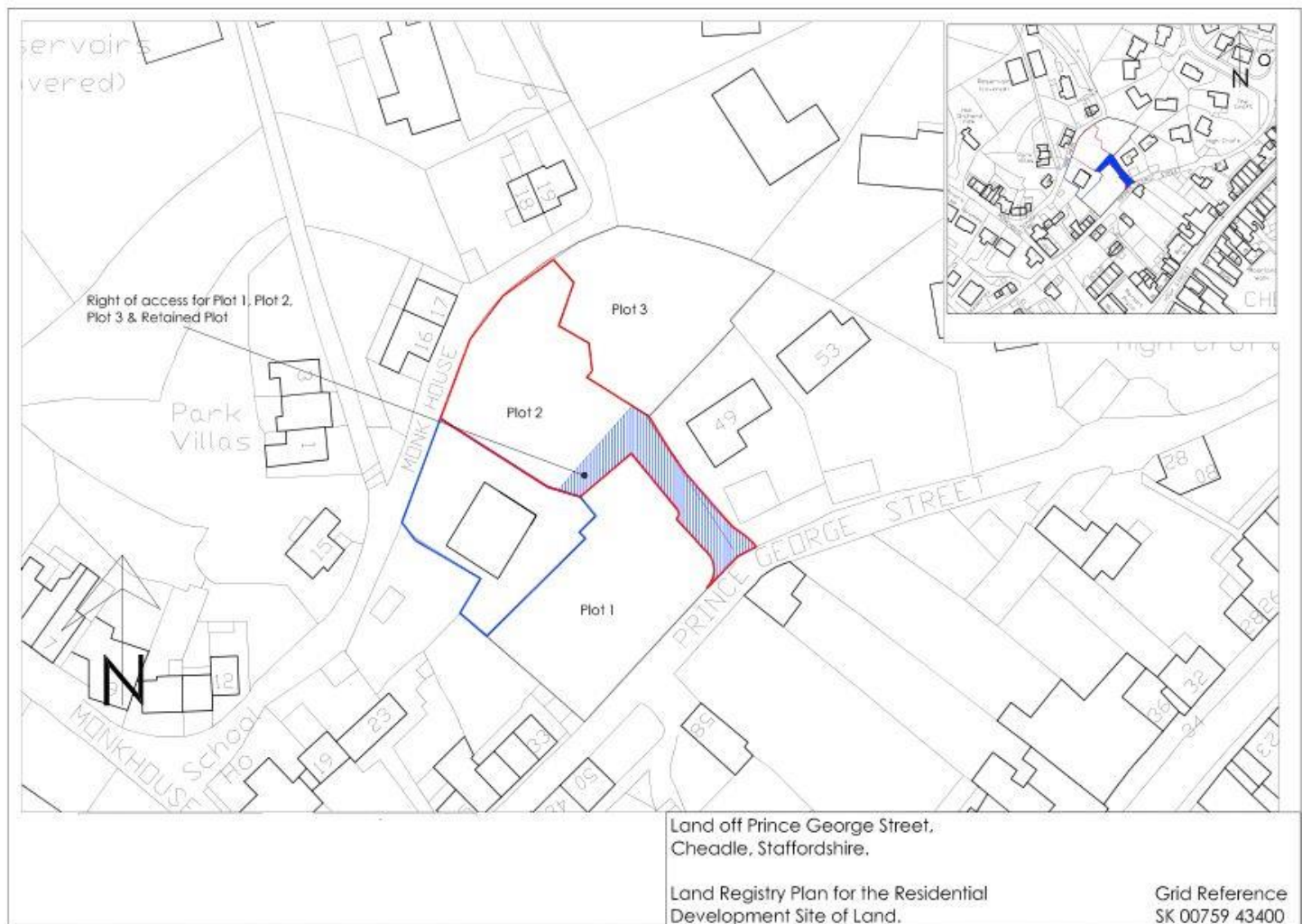


Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

Keates Hulme for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates Hulme or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates Hulme nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





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## ACCOMMODATION

### DETACHED FAMILY HOME

Total Plot Area - 621.1 sq.m

Total Internal Area - 243.6 sq.m

Includes:

4 bedrooms:

3 generous bedrooms all with en-suite

1 guest suite on ground floor

2 Balconies

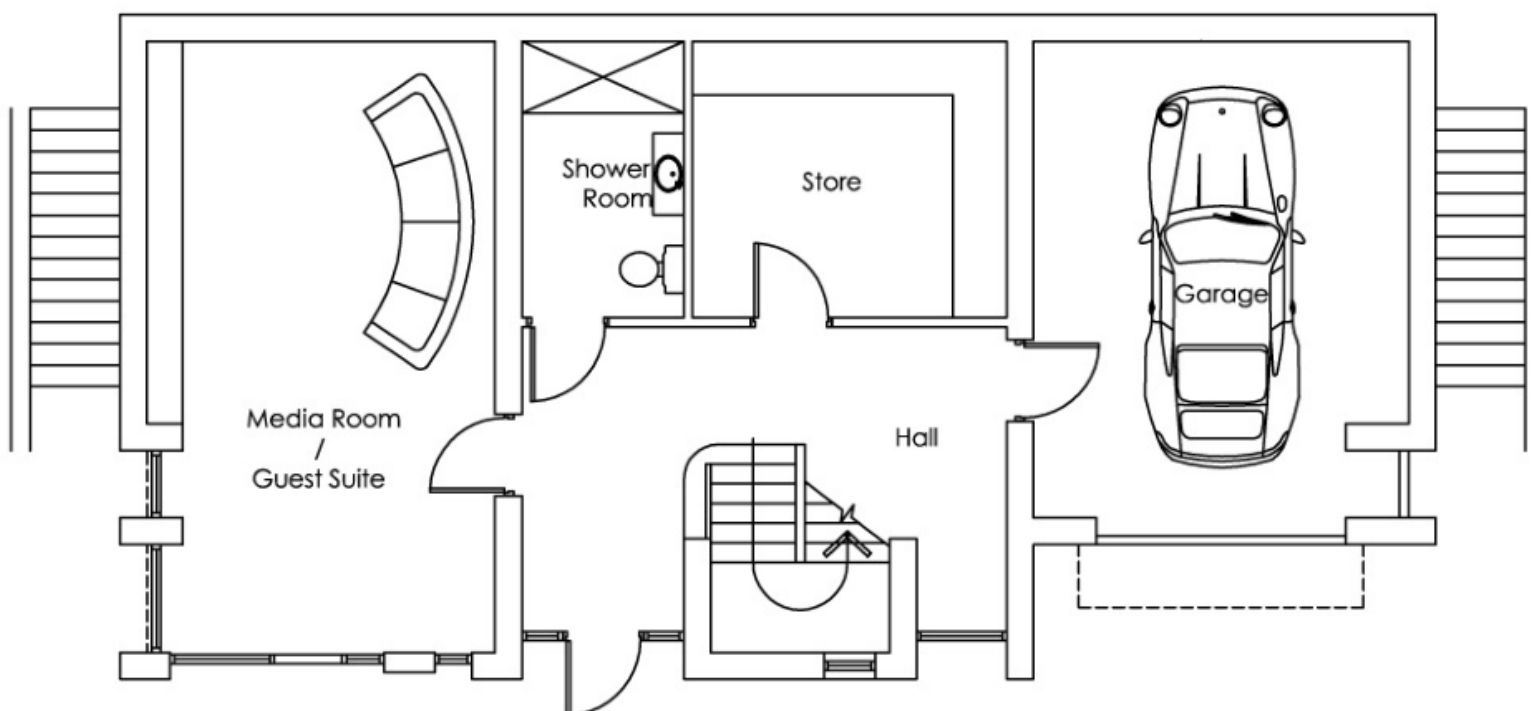
Family Room with open plan kitchen

Utility room with store

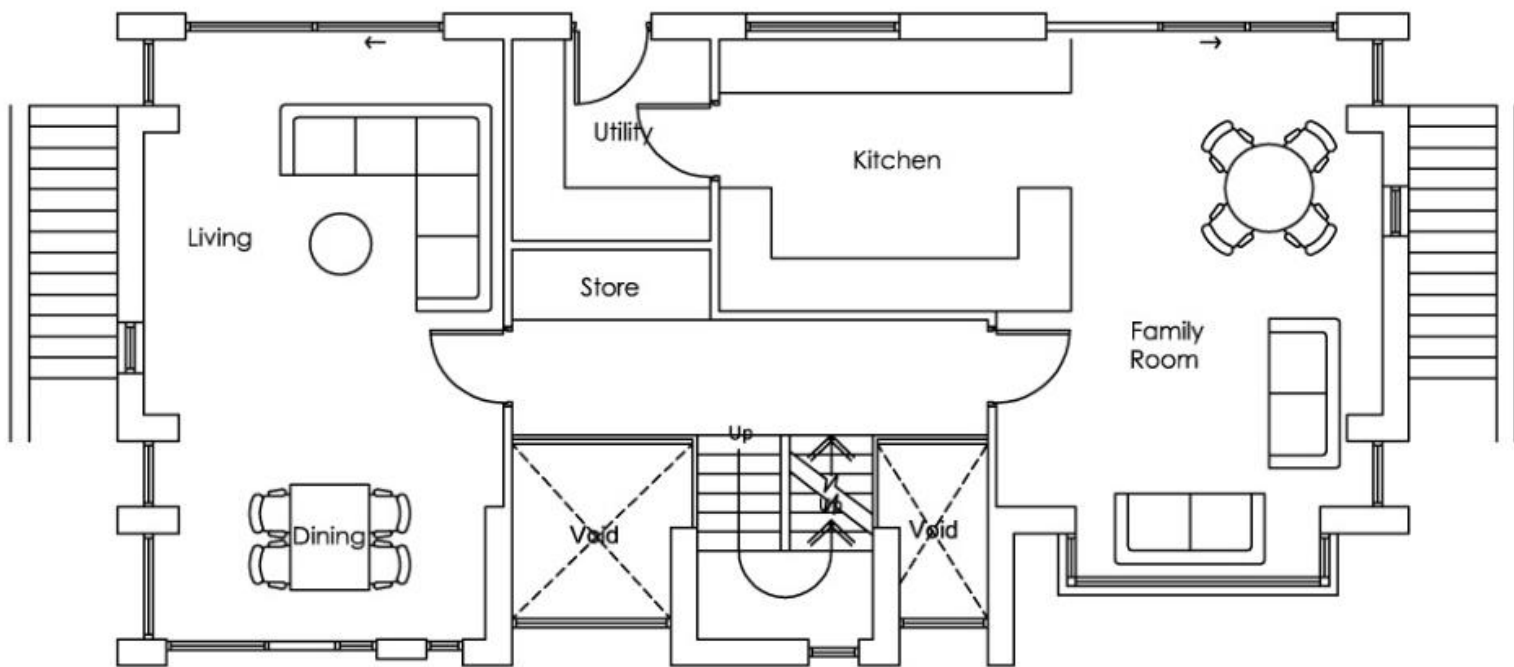
Seperate Living room

Ground floor shower room

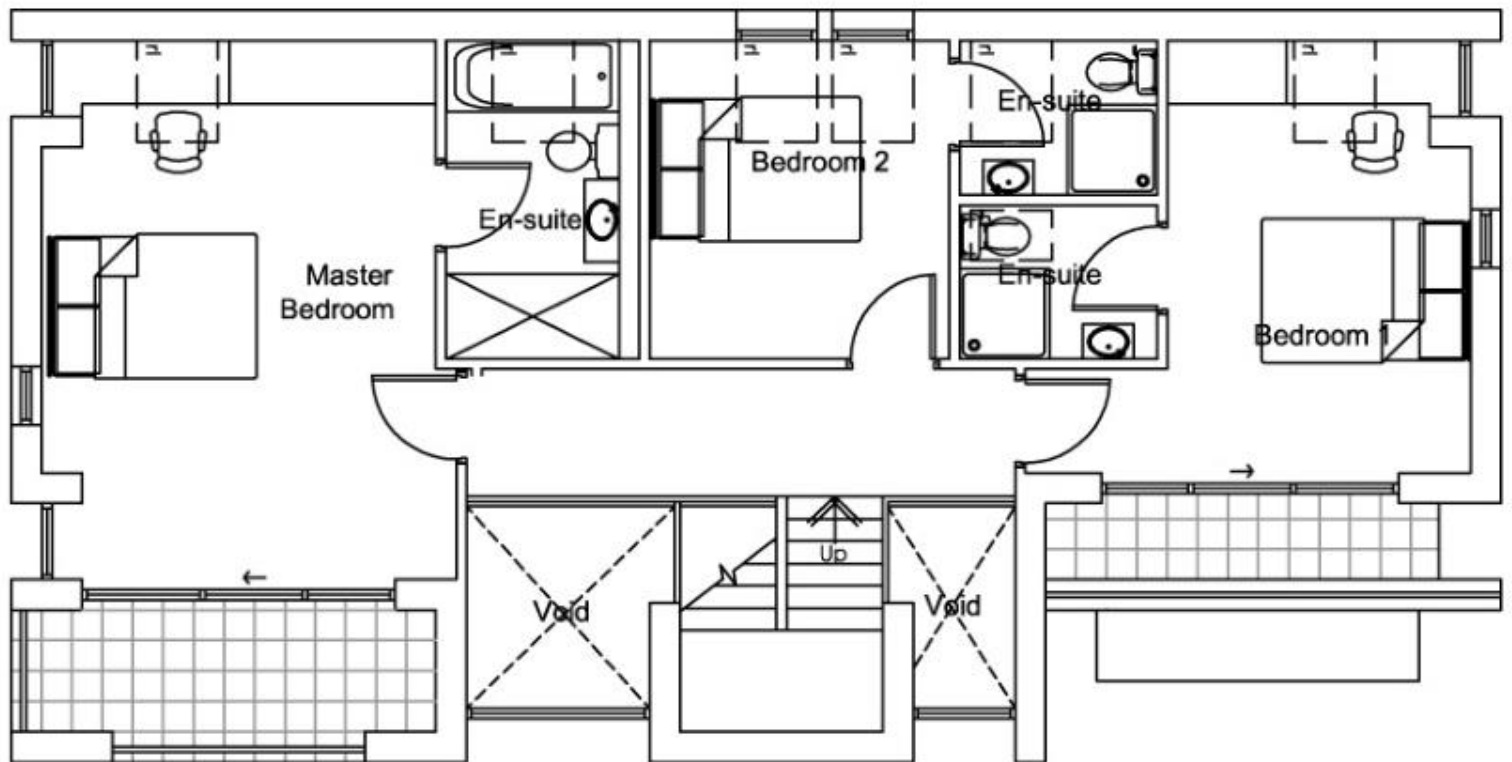
Large Store room and intergrated garage



Ground Floor Plan



First Floor Plan



Second Floor Plan



## Our Services

### Sales

Keates Hulme offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

### Mortgages

Need help deciding on a mortgage? Keates Hulme can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

### Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates Hulme, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

### Lettings

Thinking of letting your property? Keates Hulme can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.



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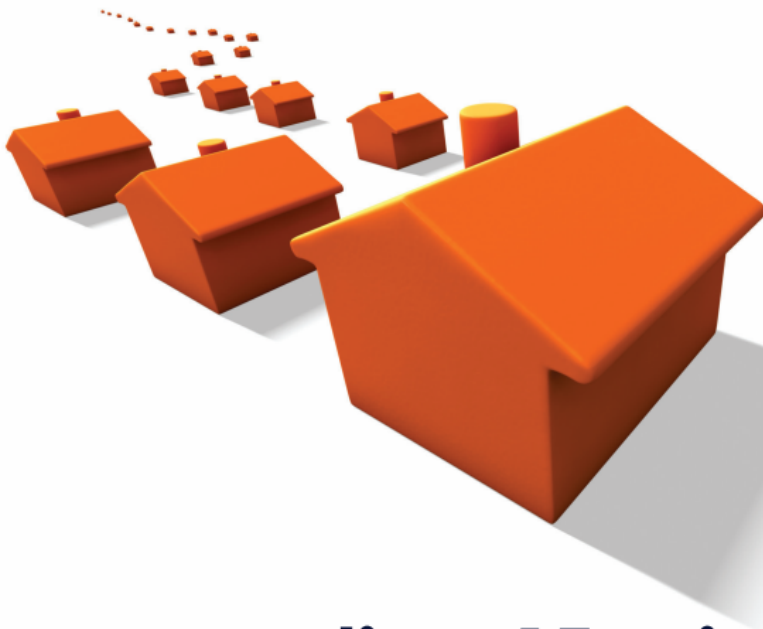
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Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

**Call:** 01782 847083 option 1  
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