



Development Site at 45-47 Linley Road
Stoke-on-Trent, Staffordshire



DEVELOPMENT SITE AT 45-47



Development Site at 45-47 Linley Road, Alsager, Stoke-on-Trent, Staffordshire, ST7 2QF



A development site with planning permission for 3 x 1,011 sq.ft 3 bed bungalows with parking and gardens in a residential area on the edge of Alsager.

Full residential planning permission granted for:

- Planning permission for 3 x bungalows
- Accommodation: 3 bedrooms, 2 bath (1 en-suite), living and dining room, kitchen and utility room
- Front drive and garden
- Floor area per unit 1,011sq.ft (94sq.m)
- Planning consent reference: 19/4365C
- Site area approximately 0.32 acres (0.13 ha)



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A development site with planning permission for 3 x 1,011 sq.ft 3 bed bungalows

Location

The site is situated to the south of the well serviced town of Alsager some 8.5 miles to the north of Stoke on Trent. There are amenities locally including Post Office, doctors and dental surgeries and general store in addition to supermarkets, pubs and restaurants.

Local recreational facilities include Alsager Golf & Country Club and cricket and football clubs in Alsager centre. There are sports club, gyms, football club and racket sports in addition to horse racing at Bangor-on-Dee with various professional riding schools and livery available locally.

On the educational front the town is well catered for with St Gabriel's Catholic Primary School and Alsager School both with an 'Outstanding' Ofsted rating. Commuting to the commercial centres of the north west and beyond is straightforward with easy access to the M6 and the property is within 8 miles of Crewe train station providing a 1hr35 direct service to London. There are international airports at Manchester & Liverpool respectively.

The Accommodation

The plots provide an exceptional opportunity to build 3 new bungalows with gardens and associated parking spaces. A development of this nature is a rarity and could potentially meet a strong market on completion due to demand in the locality for single storey dwelling and the desirable location close to amenities.

The proposed accommodation will broadly comprise as follows:

Plot	Bedrooms	Size (sq ft)	Size (sq m)	Parking Spaces
1	3	1,011	94	2
2	3	1,011	94	2
3	3	1,011	94	2
Totals		3,033	282	6

The table above is based on preliminary measurements from the approved plans and should not be relied upon for estimating or financial purposes; they are solely for guidance only

Planning Consent

Planning approval was granted by Cheshire East Council under Application No: 19/4365C on 3rd December 2019. The development should be commenced before the expiration of three years from the date of the permission. All planning documents and plans, including a Heritage/Archaeological Assessment, Biodiversity Survey/Report and Decision Notice are available on the Cheshire East Council Planning Portal.

Services

Mains water, electricity, gas and drainage locally.

Tenure

The property is offered freehold with vacant possession upon completion.

Local Authority & Council Tax

Cheshire East Council.

Tel: 0300 123 5500

Website: www.cheshireeast.gov.uk

Directions

From the centre of Alsager head east on the B5077 turning right at the crossroads signposted for Newcastle, Stoke and Birmingham. Continue along this road over the roundabout and past the Cardway Business Park on the right taking the next right hand turning at the traffic lights. At the end of this road the site will be visible on the right hand side delineated by a Fisher German sale board behind panelled, steel mesh fencing.

Viewings

The site is visible from the road and can be visited unaccompanied however please confirm prior should you wish to enter the site.



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Approximate Travel Distances



Locations

- Alsager Centre - 0.9 miles
- Newcastle-under-Lyme - 7 miles
- Crewe - 8 miles
- Stoke on Trent - 8.5 miles



Nearest Station

- Alsager - 0.6 miles



Nearest Airport

- Manchester - 28 miles

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Particulars dated October 2021.
 Photographs dated October 2021.