

Offers in Excess of
£750,000

James Du Pavey
INDEPENDENT ESTATE AGENTS



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5 REASONS WHY WE LOVE THIS DEVELOPMENT:

1

Fantastic development opportunity with outline planning permission.

2

Approved plans for three large 4 and 5 bedroom detached executive homes.

3

Private development in a prime location on the edge of Baldwins Gate..

4

Panoramic views over stunning surrounding countryside.

5

Outline planning permission obtained via Newcastle Under Lyme council under reference 22/00189/OUT.



front elevation



side elevation



side elevation



side elevation



rear elevation



side elevation



front elevation



rear elevation

EPC:

Baldwins Gate

Land at Moss Cottage Farm, Fairgreen Road, Staffordshire, ST5 5BZ

01785 851886

eccleshall@jamesdupavey.co.uk

A rolling stone gathers no moss. Speed is of the essence here as we are offering a rare opportunity to the swiftest of serious buyers. In a private and secret location at the bottom of Fairgreen Road in sought after Baldwins Gate you'll be delighted to discover your reward of good fortune. An exclusive site with a trio of separate plots with outline planning permission granted for three executive four and five bedroom homes. In brief the outline planning consists of approval for 3 large dwellings including two four bedroom detached houses with detached double garages and a five bedroom detached house with an integral double garage, each based on an approximate square footage of 3000sq ft. The beauty of having outline planning is that although the plans are there you are still able to let your imagination run wild and create your dream home, permission has been granted for the dwelling and the rest is up to you. Whether you are a developer, on the lookout for your next project or a self builder proposing to split the plots. Each plot takes full advantage of the surrounding rural views and the peace and quiet of village life. Reserve your private appointment to visit the site and learn more about this once in a lifetime shot at creating the homes of the future. Call the Eccleshall office on 01785 851886 for further details.

Location

Whitmore and Baldwins Gate sit just minutes drive from Newcastle-Under-Lyme and within easy access of junction 15 off the M6 motorway making it a rural village with excellent commuter links. The village is equipped with a pub and post office/shop and has a

range of country restaurants/pubs, local farm shop and beautiful walking routes near by. The A53 runs through the centre of the village giving connections to Shropshire and to the A51 leading to into Cheshire.

Directions

From Eccleshall, head out onto the A519 towards Newcastle, through the villages of Slindon and Cold Meece. At the roundabout, take the first exit onto the A51 and just after passing Slaters garden centre on your left, take the right hand turning onto Sandy Lane. At the end of the road, turn right onto the A53 and upon entering Baldwins Gate, take the fourth right hand turning onto Fairgreen Road and follow the road straight to the bottom where you will find the access to the development located by our for sale board.

Agent Note

The vendor is currently in the process of splitting the title and therefore the plans provided are for illustrative purposes only and may be subject to change.

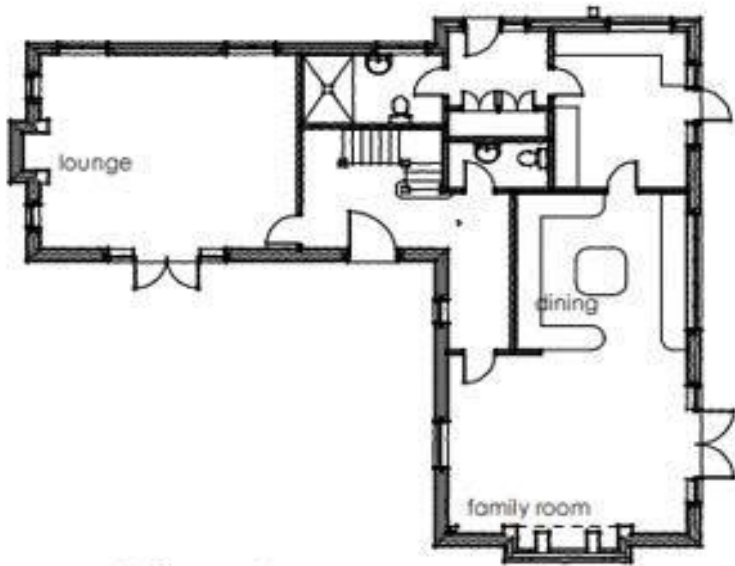
Please note there will be an unrestricted right of way over the driveway to access the plots.

Please be aware that a soakaway that runs within the curtilage of the site from the neighbouring property.

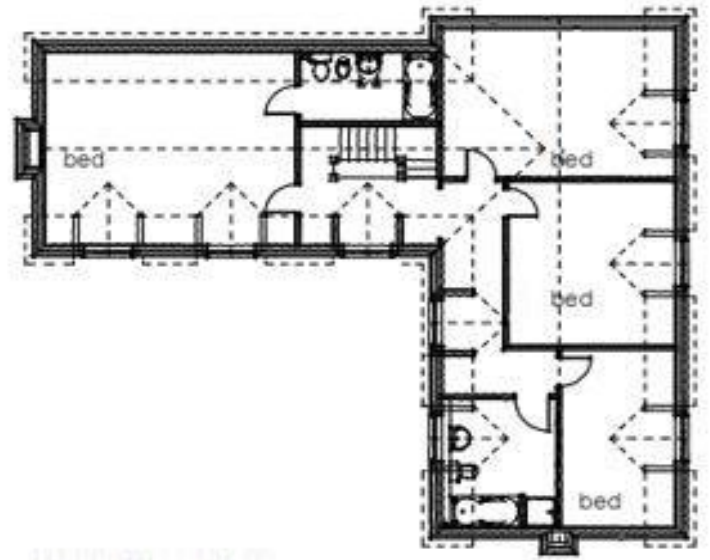


James Du Pavey Eccleshall

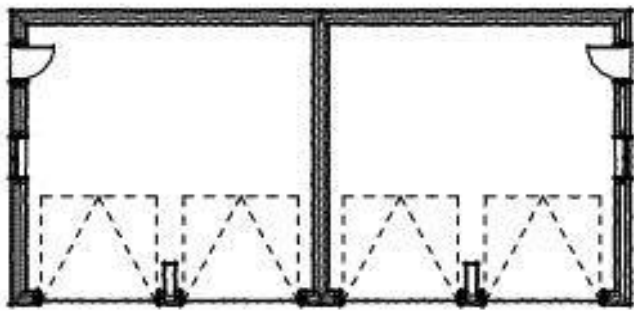
HOUSE TYPE A



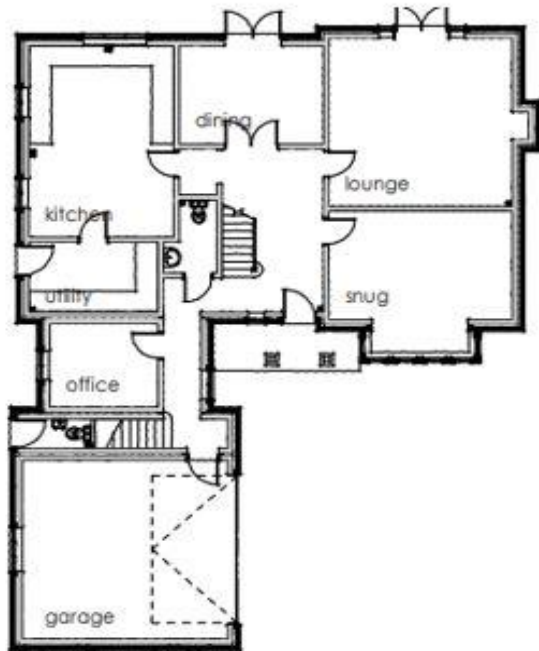
ground floor plan



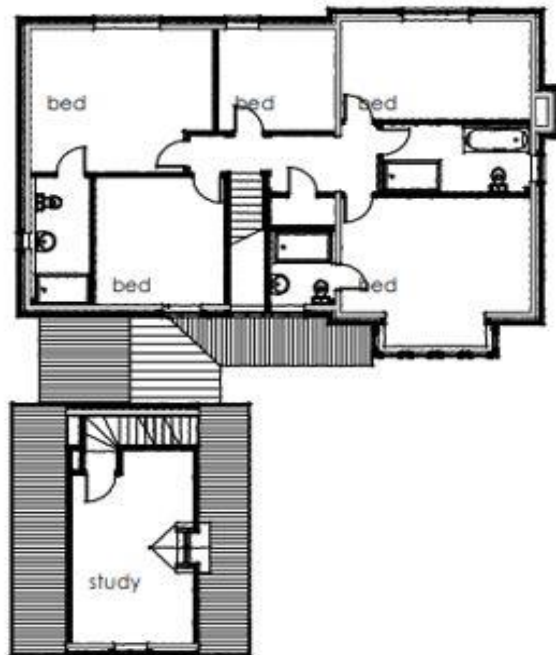
first floor plan



HOUSE TYPE B



ground floor plan



first floor plan

01785 851886

eccleshall@jamesdupavey.co.uk



Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

Agents' Notes

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavéy Ltd has any authority to make any representation or warranty in relation to this property.

Referrals

We can recommend excellent local solicitors and mortgage advice as required. At no time are you obliged to use any of our services. We recommend Gent Law Ltd for conveyancing, they are a connected company to James Du Pavéy Ltd but their advice remains completely independent and they are an SRA regulated firm of solicitors, they do not pay us a referral fee. We can also recommend other solicitors who pay us a referral fee of £168 inc VAT. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waive their fee for clients referred by James Du Pavéy Estate Agents. RPUK Ltd pay James Du Pavéy 40% of the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RPUK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

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11B High Street Eccleshall Staffordshire ST21 6BW
01785 851886 | eccleshall@jamesdupavey.co.uk | www.jamesdupavey.co.uk

