

£300,000

James Du Pavey  
INDEPENDENT ESTATE AGENTS



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## 5 REASONS WHY WE LOVE THIS OPPORTUNITY:

1

AN EXCLUSIVE OPPORTUNITY OF JUST THREE INDIVIDUAL BUILDING PLOTS

2

A RARE OPPORTUNITY TO DESIGN AND CREATE YOUR FANTASY HOME

3

COMPREHENSIVE SIZED PLOTS WITH SCOPE TO HOST A BUILD OF UP TO 3000 SQ FT

4

OUTLINE PLANNING PERMISSION OBTAINED VIA NEWCASTLE UNDER LYME COUNCIL REFERENCE 21/01003/OUT

5

RURAL VIEWS OF THE LOCAL COUNTRYSIDE AND VIEWS OF SOUGHT AFTER ASHLEY HEATH



EPC:

Ashley Heath

Pinewood Road, Shropshire, TF9 4PW

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Have I got your full attention? This is not an opportunity to be missed. With just a handful of plots available you will also need to act with haste. The development is located in ever popular Ashley Heath with neighbours such as Pinewood Drive and Tower Road. Join the most valued postcodes in the area and enjoy the prestigious chance to create your own grand design worthy home. This impressive plot has been fairly sectioned into three individual areas. Each plot offers approximately 30 X 40 ft and are designed to comfortably accommodate a build of 3000 sq ft. Outline planning has been granted so the rest is reliant on your imagination. Take a closer look via Newcastle Borough Council planning portal under reference 21/01003/OUT Please note this plot is subject to a Section 106 Custom/Self Build Agreement, please contact the office if you have any queries regarding this.

#### Location

Ashley Heath sits on the Staffordshire Shropshire border within the parish of Ashley with its pubs, doctors surgery, various churches and a wide range of activities. The nearby village of Loggerheads is only a short distance away where there are amenities including shops, butchers, chemist, barbers, vets and local school. The A53 provides easy access further afield to Market Drayton or over to Newcastle Under Lyme and Stoke on Trent where there are rail links and access onto the M6 motorway. Easy connectivity yet a rural setting with exceptional views in all directions.

#### Agent Note

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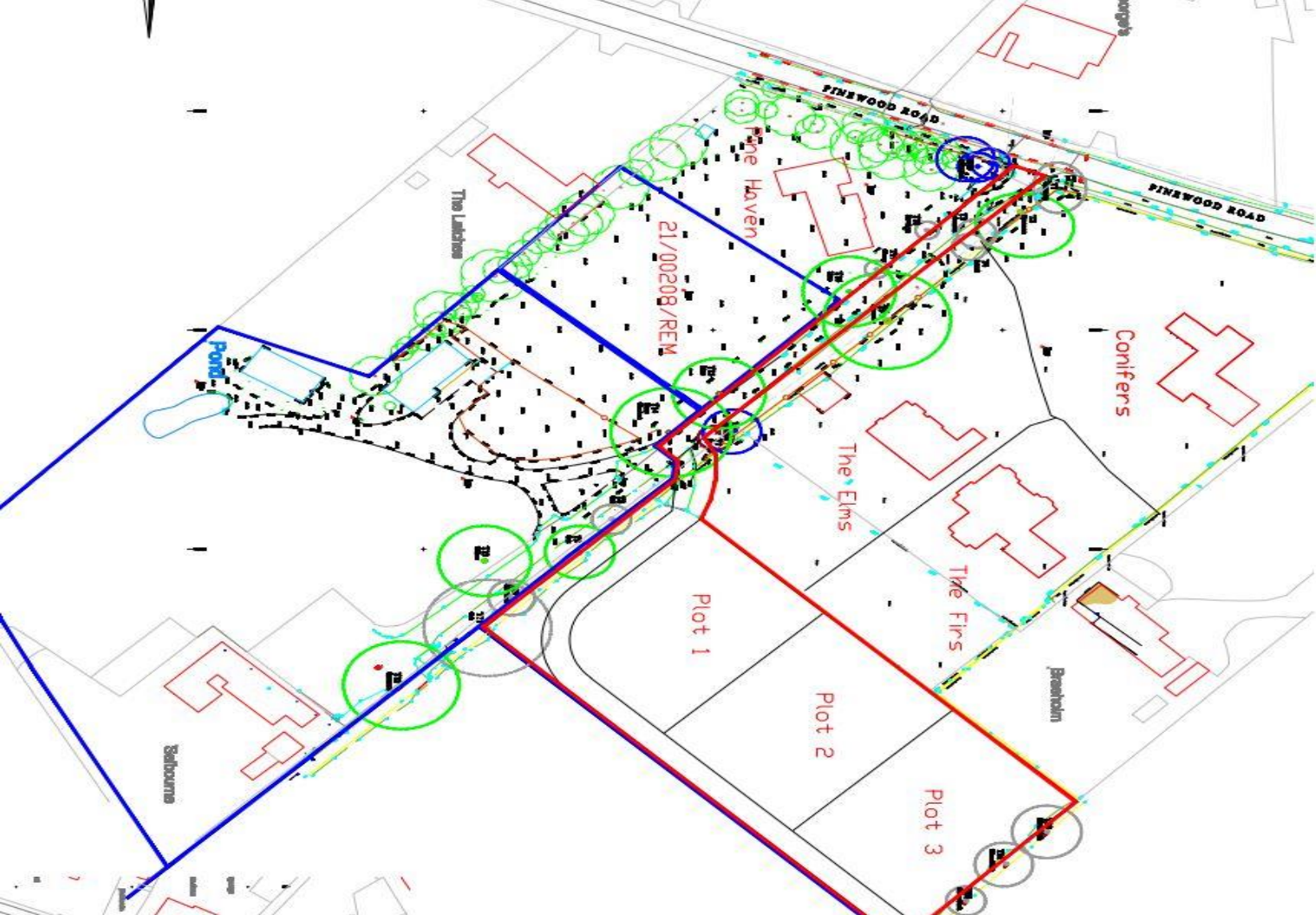




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#### Floor Plans

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 Pavey 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 Pavey 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 Pavey Estate Agents. RPUK Ltd pay James Du Pavey 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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