

7 bed detached house to buy in

Stone Road, Eccleshall, Stafford, Staffordshire, ST21 6DN

£640,000 Starting Bid

x 7 x 2 x 1

Tenure

Freehold

Allocated parking

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- Refurbishment Opportunity
- Approx 1900sqft Second Dwelling
- Planning Reference 26/42121/FUL
- EPC Rating D

Key Information

- Council Tax: Band F
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

SUBSTANTIAL FAMILY HOME –– SECOND DWELLING REQUIRING REFURBISHMENT – PLANNING CONSENT GRANTED – NO CHAIN

3 Stone Road represents a substantial residential refurbishment opportunity in the heart of Eccleshall, offering the potential to create two independent dwellings on separate residential plots within the existing site.

The current plot comprises a substantial four bed detached Georgian fronted house positioned towards the front of the plot, together with a separate detached building of approximately 1900sqft to the rear. The proposed lotting provides a natural division between the two buildings, creating the opportunity for the existing house to form one residential plot, with the large rear building forming the second.

The principal dwelling is a substantial four-bedroom family home, two bathroom detached property with attractive Georgian style frontage, well-proportioned accommodation, gardens and off-road parking. There is also additional space to the side of the house offering further potential, subject to any necessary consents.

Planning permission has recently been granted under reference 26/42121/FUL for the change of use of the rear building from C1 bed and breakfast accommodation to C3 residential use.

The rear building was previously operated as a successful bed and breakfast and extends to approximately 1900sqft over two floors. Whilst now requiring renovation and reconfiguration, it provides a substantial existing building from which to create the second dwelling. The current accommodation includes a double garage, kitchen, bathroom, two ground floor rooms and three en suite bedrooms at first floor level. We have also included the proposed layout from the planning application. An up-to-date EICR (electrical installation condition report) has just been obtained.

The property is conveniently situated in the heart of Eccleshall, close to local shops, schools, amenities and leisure facilities, with good access to Stafford and the surrounding road network.

A rare opportunity to acquire a substantial site with two existing buildings, proposed division into two plots and planning consent supporting the creation of a second residential dwelling.

Council Tax Band: F

Tenure: Freehold

Price: Starting Bid £640,000

Property Type: Detached House

Parking: Allocated, Off Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

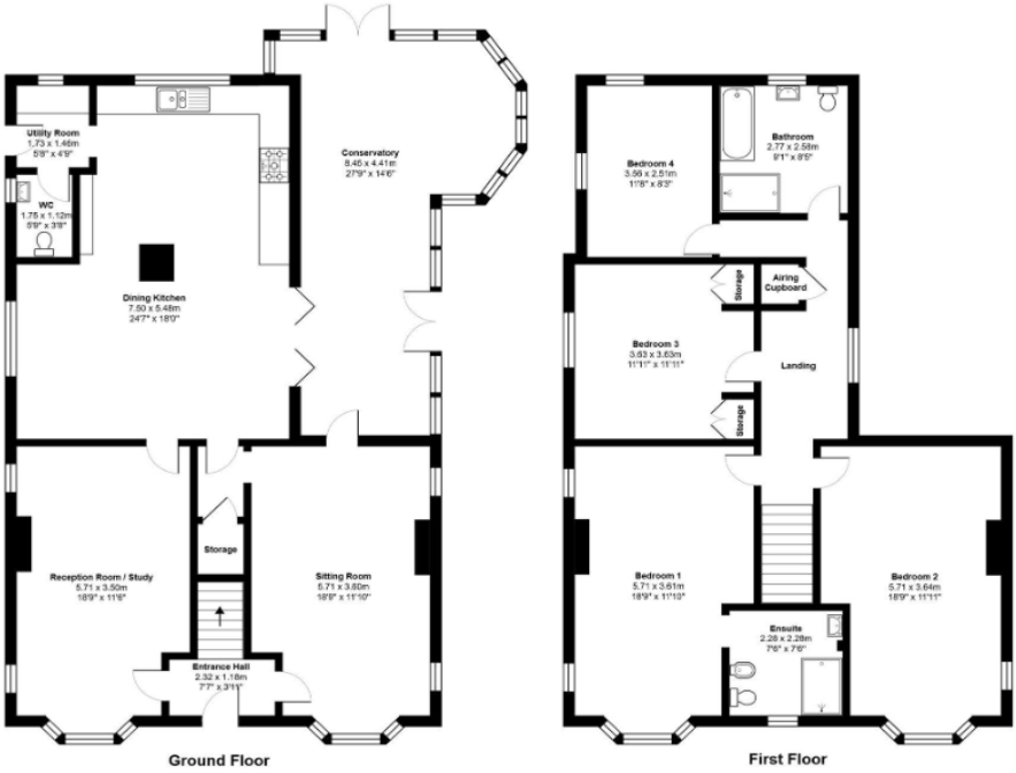
Electric: National Grid

Water: Direct mains water

Water meter: No

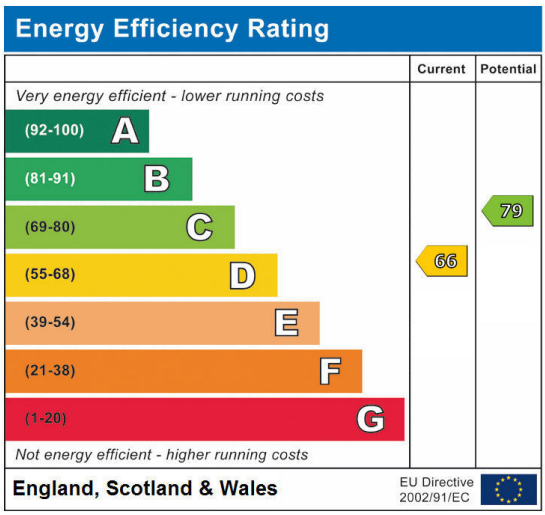
Sewerage: Standard UK domestic

Air conditioning: No



All measurements are approximate and for display purposes only

Total Area: 211.8 m² ... 2280 ft²



Stone Road, Eccleshall, Stafford, Staffordshire, ST21 6DN

Contact your local branch today for more information on this property:

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