



**Asking Price £325,000**

## Land

Land at Brook Works, Brook Street, Brown Lees  
Stoke-On-Trent, ST8 6PF

## OVERVIEW

The site is regular shaped and predominantly level, offering excellent development potential.

The site is located off Brook Street, Brown Lees approximately 10 miles north of the centre of Stoke-on-Trent.

Stoke-on-Trent is a city in the county of Staffordshire, England, with a population of 261,302. Stoke-on-Trent is approximately 45 miles south of Manchester, 52 miles west of Nottingham and 45 miles north of Birmingham.

The immediate area consists of mainly residential properties.

The proposed outline planning permission is for 4 detached dwellings and the retention of stables.

The site is currently occupied by multiple workshops, storage units and stables.

- Development site with planning permission
- Consent for 4 x detached dwellings
- Approx. site area of 2.04 acres
- Scope for additional dwellings (STP)
- Open views to the rear of the site
- Planning reference SMD/2019/0399
- Asking Price £325,000

The proposed development does not cover the whole site area so there may be an opportunity to build more dwellings, subject to planning.

### Site Area

Approximately 2.04 acres

### Development Potential

The land has planning permission for 4 detached dwellings.

Planning Reference – SMD/2019/0399

There is also a potential for further development (STP).

### Services

Interested parties are recommended to make their own enquiry's.

### VAT

TBC

### Tenure

Freehold

### Asking Price

£325,000

## FEATURES

- Freehold development site
- Planning reference: SMD/2019/0399
- Accessed via Brook Street
- Dilapidated stables to rear of the site
- Planning permission for four dwellings
- Approximately 2.04 acres
- Open views to rear of the site
- Potential for more dwellings

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