



# Building Land, 5 Golborn Avenue

Stoke-on-Trent, ST3 7LT

Offers over £175,000

## Tinsley Garner

independent property expertise



Freehold development site with planning consent for three detached houses, situated in a garden plot to the rear of number 5 Golborn Avenue. The planning permission was granted on 16th September 2016 by Stafford Borough Council, application number 16/23948/FUL, details of which can be viewed online. The consent provides for three 3 bedroom detached houses with garages and additional parking. Very popular location at the bottom of Golborn Avenue, walking distance to the local primary school and handy for a range of local amenities.

# Building Land, 5 Golborn Avenue

Stoke-on-Trent, ST3 7LT

## General Information

**Access:** The Access Way from Golborn Avenue will be partially retained by the sellers of the land with a right of way being granted for the benefit of the owners of the new properties.

**Services:** We understand that mains services are available for connection, but no enquiries have been made as to the nature, suitability or cost of connection. The seller will grant permission for the laying of services under the access way and the associated rights of access to inspect and maintain.

Viewing on site, but please make an appointment as the property is occupied.

For sale by private treaty, subject to contract.

Vacant possession on completion.



