

RORY MACK

ASSOCIATES



Agency

Professional

...we tick all the right boxes

FOR SALE:

£175,000

Goldenhill Farm Goldenhill Road

Fenton
Stoke On Trent
Staffordshire
ST4 3DP

**AWAITING
CLIENT
APPROVAL**



**Residential Development Opportunity (STP)
0.42 acre site with frontage to Goldenhill Road
Located in residential area opposite playing fields
Level site with minimal clearance costs**

Holly House | 37 Marsh Parade | Newcastle-under-Lyme | Staffordshire | ST5 1BT
T: 01782 715725 | F: 01782 715726 | E: enquiries@rorymack.co.uk | RORYMACK.CO.UK



These particulars are issued on the understanding that all negotiations are conducted through Rory Mack Associates. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. Rory Mack Associates for themselves and for the vendors or lessors of this property whose agents they are, give notice that (A) The particulars are set out as a general outline only for the guidance or intended purchasers or lessees and do not constitute, nor constitute part, of an offer or contract; (B) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (C) No person in the employment of Rory Mack Associates has any authority to make or give any representation or warranty whatever in relation to this property; (D) All prices and rentals quoted are exclusive of VAT (if applicable); (E) Rory Mack Associates will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

GENERAL DESCRIPTION

A level parcel of land with frontage to Goldenhill Road extending to 0.42 acres, suitable for residential development, subject to planning. The site has previously been used for both residential and commercial purposes, upon which only remains a derelict house and small workshop, rendering the site easy and inexpensive to clear.

LOCATION

The site is located in a predominantly residential area to the east of Fenton, approximately equidistance from Longton town centre. Residential properties flank the northern boundary whilst a Public House and privately owned area of scrub-land adjoin the southern and western boundaries. Public amenity park land is opposite (just behind a row of houses) which adjoins Clarice Cliff Primary School.

SITE AREA

Referring to Ordnance Survey Pro Map, the site extends to 0.42 acres (0.17 ha)

VAT

The sale price is not subject to VAT.

SERVICES

Main services are located in Goldenhill Road. Interested parties will need to make their own enquiries of the utility providers to satisfy themselves that services can be connected into.

LOCAL AUTHORITY

Stoke on Trent City Council
Tel 01782 234234

TENURE

Available freehold, subject to contract and with vacant possession upon completion. The vendor is prepared to enter into a conditional contract, if someone wants to submit a planning application prior to completion.

VIEWING

Strictly by appointment through agents:

Rory Mack Associates

Tel: 01782 715725

Fax: 01782 715726

Email: enquiries@rorymack.co.uk

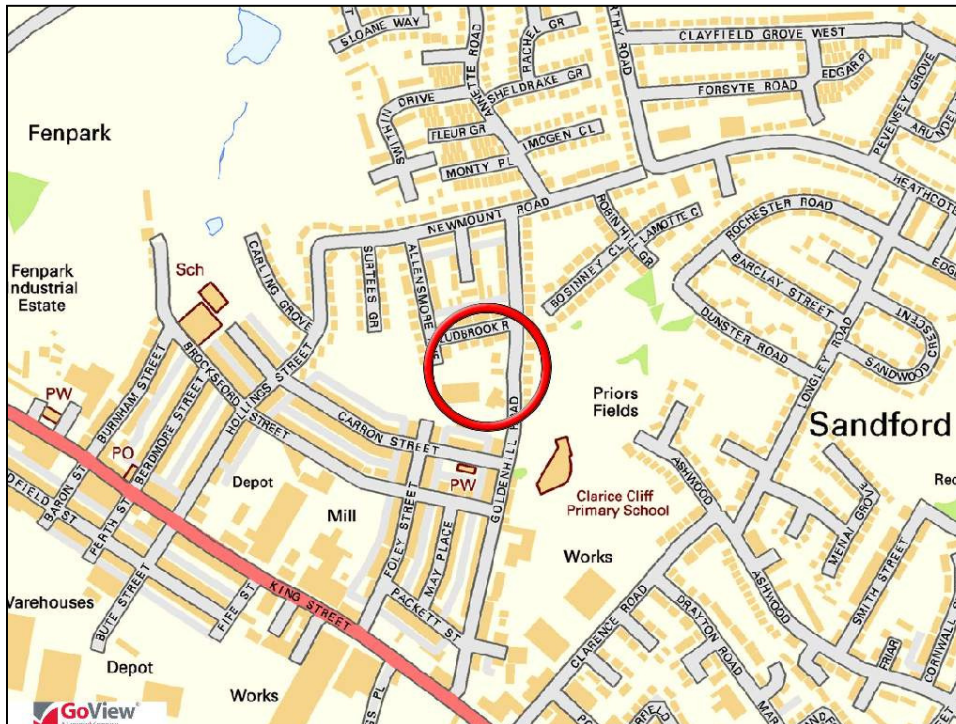
Website: www.rorymack.co.uk

C01594/25072014

ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP

