



Building Plot Adjacent to Alma House, Newcastle Road, Baldwins Gate - ST5 5DA

FOLLOW  **LLS**

£125,000

- Building Plot with Outline Planning Permission
- Prime Central Village Position
- Permission for 3 Bed, Dormer Style Property
- Planning Reference 25/00730/OUT

A rare opportunity to acquire a single residential building plot situated in the centre of the highly regarded and much sought after village of Baldwins Gate. Outline permission has been granted for a three bedroom, one and a half storey detached dwelling with a ground floor footprint of 68 sqm (all matters reserved except for access and scale).

The design statement suggests the dwelling will sit centrally on the plot between two well established, detached properties and benefit from its own driveway with parking and turning space and an enclosed rear garden. The new house will be spread over one and a half floors with living accommodation and one bedroom at ground floor level and two further bedrooms to the first floor. They layout is such that it will future proof living arrangements with the ground floor bedroom/study providing one floor living should the occupants be unable to access the first floor level due to old age or illness. The site previously provided the garage and part of the garden to Alma House. Please note, there is currently a planning application pending for extension and change of use at Alma House to a dental practice.





The charming village of Baldwins Gate lies approximately 5 miles to the South West of Newcastle under Lyme. Local amenities include the popular Bloc House at The Sheet Anchor pub and restaurant, Village store and butcher, Post Office, filling station and village hall. Regular bus services run through the village to nearby towns and the surrounding countryside provides beautiful rural walks for lovers of The Great Outdoors.

The new dwelling will have access to all mains services and will provide a most desirable and versatile property.

Council Tax band: G

Tenure: Freehold



