



***Kevin Ford & Co. Ltd.***

Chartered Surveyors, Estate Agents & Valuers



## **Land Adj 40 The Green, Kingsley, Staffordshire ST10 2AL**

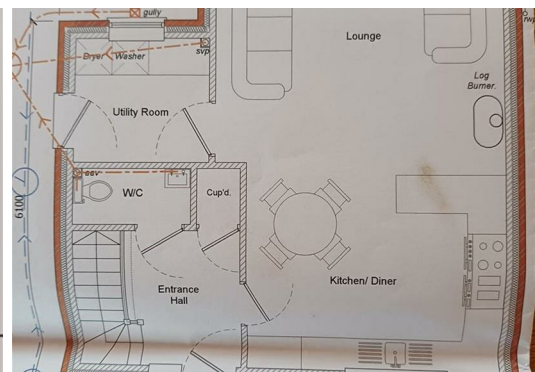
### **Price guide £80,000**

Seize the opportunity to build your dream home on this prime plot of land in the picturesque village of Kingsley. Set in a highly sought-after semi-rural area, this 423 square meter plot offers a peaceful, non-estate location that combines the best of village charm and convenience.

With full planning permission already in place (Planning Number: SMD/2019/0230), this land is ready to bring your self-build vision to life. The approved plans feature a stunning detached three-bedroom house, designed with a welcoming entrance hall, a convenient cloakroom, a spacious lounge, and an open-plan kitchen and dining area, perfect for modern living. A practical utility room completes the ground floor, while the first floor boasts a master bedroom, two additional bedrooms, and a family bathroom.

The plot also includes a garden and parking space, providing all the essentials for comfortable living.

Don't miss this rare chance to create your perfect home in a fantastic location!



## Local Authority

Staffordshire Moorlands District Council.

## Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

## Agents Note

Services are available and can be obtained nearby the plot; however, as the purchaser, you must make arrangements and ensure you have the necessary access.

## Title Information

Part of the land included in the sale is registered with a possessory title, which remains subject to potential third-party claims until it can be upgraded to absolute title. This possessory title is currently valid until December 2029. Purchasers should be aware that most mortgage lenders may be unwilling to lend against this part of the title until the upgrade to absolute title has been completed. Independent legal advice and further investigation with the Land Registry is recommended.

