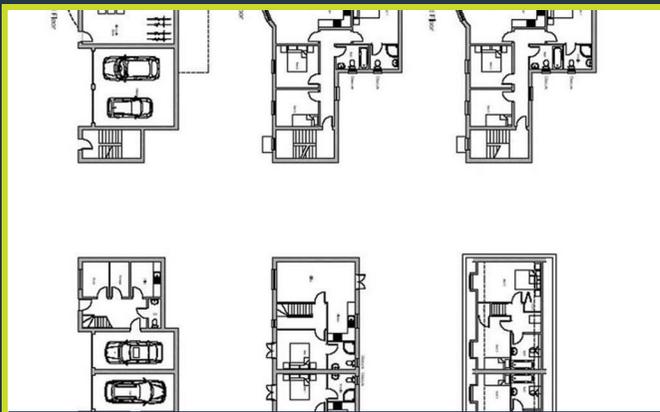
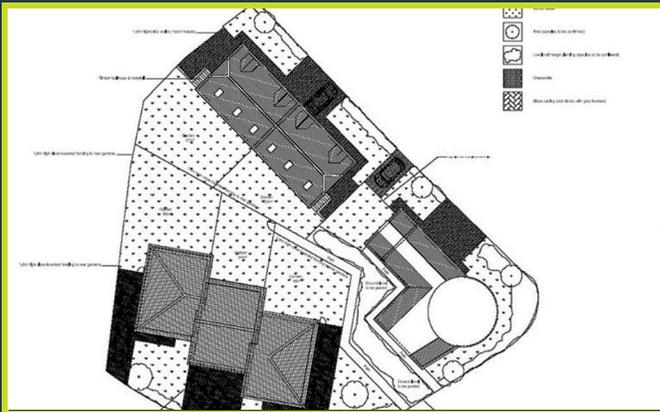


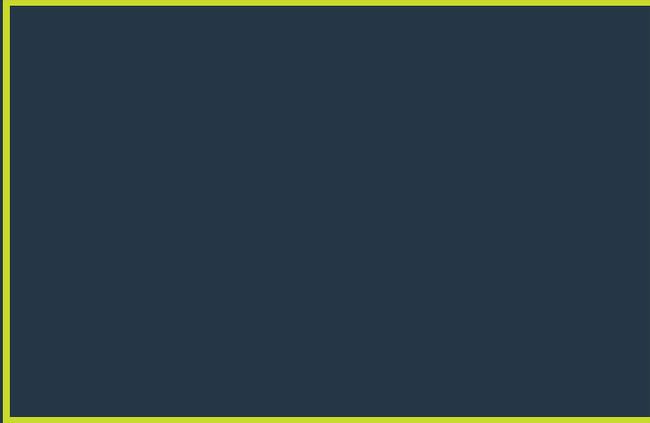


The Winchester Winchester Avenue
| ST2 0LL | Offers In The Region Of £275,000

**ROYSTON
& LUND**

- Freehold
- 0.34 Acres
- Full details can be found on Stoke On Trent Councils Planning Portal under case reference 51262/FUL
- Call to register interest
- Lapsed Planning for Seven Dwellings
- No Chain
- Pictures are for illustration purposes only!





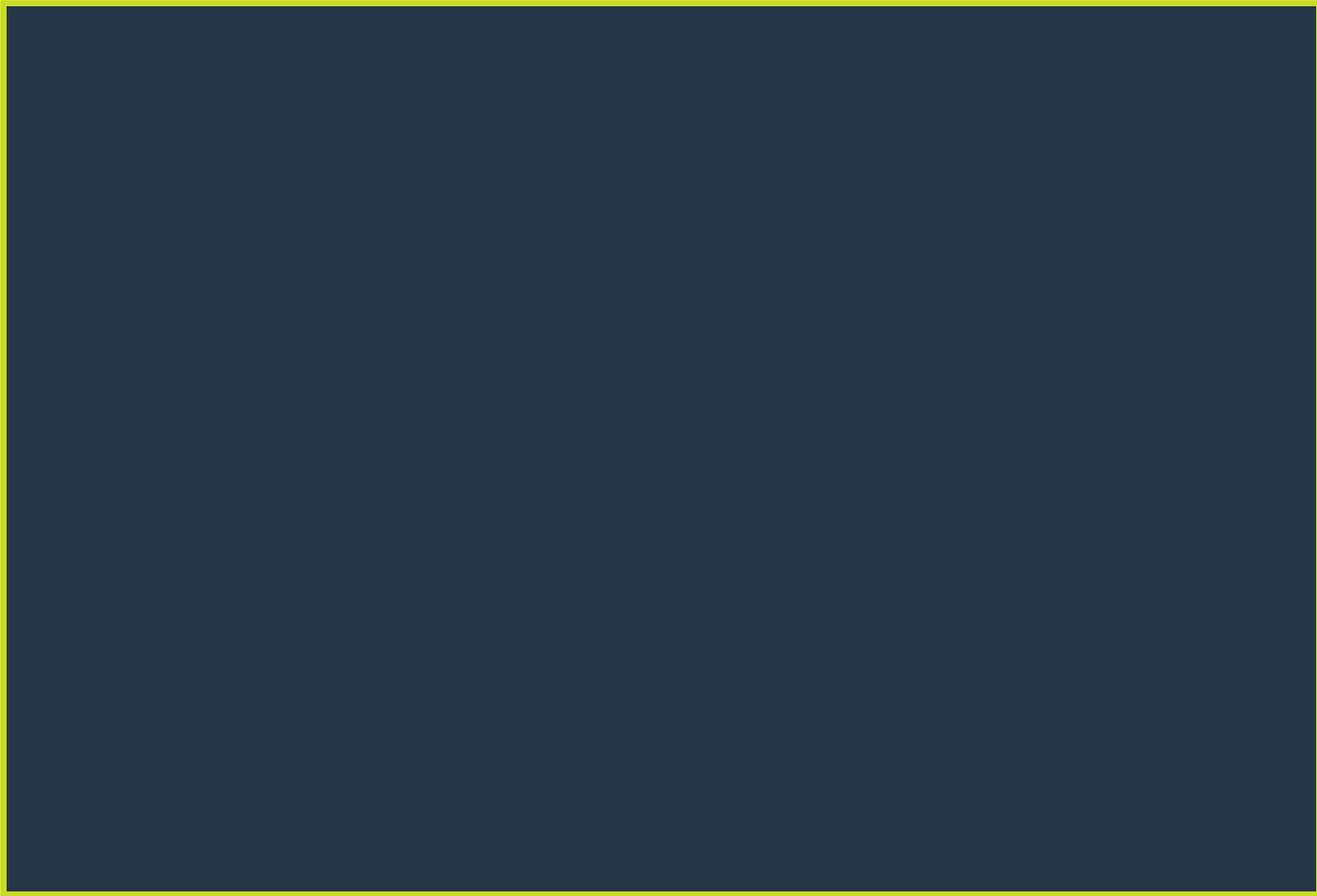
****ATTENTION LAND FOR SALE****

Nestled in the heart of Stoke-on-Trent, this parcel of land on Winchester Avenue presents a unique opportunity for those looking to invest in a prime location. The land offers potential for creative development or future planning opportunities.

Stoke-on-Trent is renowned for its rich industrial heritage and vibrant community, making it an attractive area for both residential and commercial projects. The surrounding neighbourhood boasts a variety of amenities, including shops, schools, and parks, ensuring that any development would benefit from a supportive local infrastructure.

This land is ideally situated, providing easy access to major transport links, which enhances its appeal for potential buyers or investors. Whether you are looking to build your dream home or explore commercial ventures, this location offers a blank canvas in a thriving area.

Do not miss the chance to explore the possibilities that this land on Winchester Avenue has to offer. It is a rare opportunity to secure a piece of Stoke-on-Trent's promising future.





EPC

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales EU Directive 2002/91/EC 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND