



## Land at 163 Eccleshall Road, Stafford

£750,000 Freehold



Development opportunity with full planning passed for 6 detached residential homes • Excellent location within easy access of both Stafford Town Centre and the M6 motorway, whilst having extensive views to the rear of Doxey Marshes • Full planning has been granted with reference 22/35820/FUL • Spacious 3 storey homes ranging from 1485sqft to 1969sqft. • Each plot has space to park at least two cars with five of the six plots having garaging



Here is it ... an exciting opportunity to create a residential haven within an excellent location! A plot of approximately 0.79 acres within a stones throw of Stafford Town Centre with full planning passed for 6 detached residential homes.

Firstly, let's talk about location! Situated conveniently within easy reach of both Stafford Town Centre and the M6 motorway, this property offers the best of both worlds – easy access to amenities and transportation while being sat on the edge of Doxey Marshes, providing a picturesque backdrop for the future homeowners.

Are you ready to dive into the specifics? With full planning granted (reference 22/35820/FUL), you have the green light to bring your development dreams to life. Each of the 3-storey homes on this plot ranges from a spacious 1485sqft to a generous 1969sqft, offering ample living space for future residents to enjoy.

Now, let's talk about practicality. Parking is always a concern, but fear not, as each plot has space to accommodate at least two cars. Additionally, five out of the six plots come with the added convenience of garaging, ensuring that vehicles are secure and protected from the elements.

In terms of lifestyle indicators, future residents will enjoy easy access to the essentials, as well as beautiful natural surroundings that offer a peaceful retreat from the hustle and bustle of daily life. Each home has been designed to provide comfort, functionality, and style, catering to the needs of modern living.

Don't miss out on this chance to turn this blank canvas into a vibrant community. Take the leap and seize the opportunity to create something truly special within this desirable location. Contact us today to learn more about this outstanding development venture!

Stafford is the County Town to Staffordshire sat between junctions 13 and 14 of the M6 motorway making accessibility easy. The town has a vibrant centre with a central square playing host to different events throughout the year including the spectacular lights switch on at Christmas. Filled with an abundance of shops, pubs and restaurants you will find it hard not to find what you need in Stafford whether it be along the main high street in the town, or on one of the numerous retail parks scattered within easy access of the centre. Stafford train station sits on the West Coast Mainline providing routes up and down the country with Birmingham, London and Manchester all within 90 minutes by train. Filled with open green spaces and Victorian parks, there is always something to do in Stafford whilst the open Staffordshire countryside is just a stone's throw away.



Exciting residential development opportunity in Stafford Town Centre! 0.79-acre plot with planning for 6 detached homes. Convenient location near M6, Doxey Marshes, each home offers 1485-1969sqft, ample parking, and garaging. Contact us to seize this special opportunity!  
Council Tax band: TBD

Tenure: Freehold

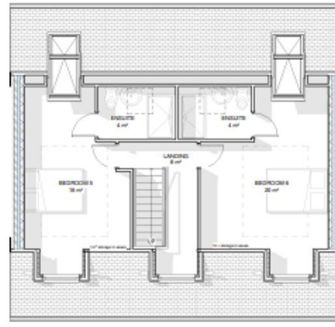


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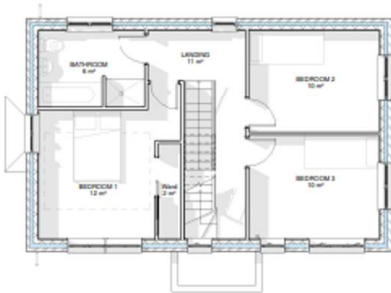
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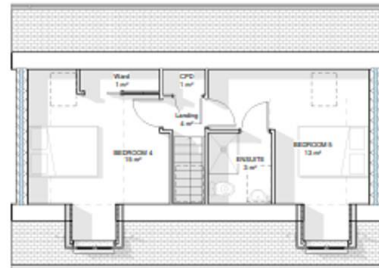
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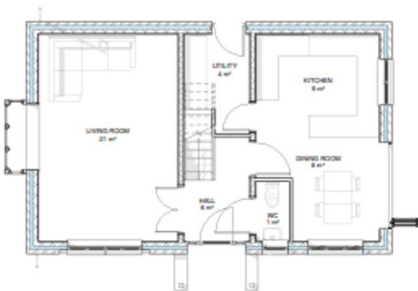
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