



## The Old Office, Moddershall, Staffordshire

£235,000 Freehold



A fantastic development opportunity for two separate dwellings in a stunning location • Pre auction offers considered • Grade II Listed Building With Planning Permission for its Conversion to a 5 Bedroom House • Planning Consent to Convert the Garage Outbuilding to a 2 Bedroom Detached Dwelling • Please note you will need to register to bid





**Guide Price £275,000 £3,000 plus vat**

**For sale by Unconditional Online Auction on the 26th of March 2025.**

**Registration is now open, bidding opens on 26th of March 2025 at 10:00 and ends on 26th of March 2025 at 17:15.**

This remarkable opportunity includes an imposing Grade II Listed Building, previously used as offices, with approved planning permission for conversion into a stunning 5-bedroom residence spread across three floors. Additionally, planning consent has been granted to transform the existing garage outbuilding into a charming single-story, 2-bedroom detached home.

### **Description**

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### **Location**

Nestled in the tranquil and picturesque village of Moddershall, near Stone, The Old Offices boasts breathtaking views over the scenic Moddershall Valley. The property is well-positioned for excellent connectivity, with easy access to the A520 and B5066 leading to Meir Heath, the A50, and major routes such as the A34, A51, and the M6 at Junctions 13 and 14. Conveniently located just 2.5 miles northeast of Stone, 4 miles south of Meir, and 11 miles north of Stafford, this development is perfectly placed for both serenity and accessibility.

### **Tenure**

Freehold

### **Legal Pack**

A legal pack is a collaboration of important documents of the property or land that is going to be sold at auction. To review the legal pack, click the Legal Documents button at the bottom of this advert or visit [tcca.co.uk](https://tcca.co.uk).

### **Auction Information.**

To view the auction information, click the Online Bidding button at the bottom of this advert or visit [tcca.co.uk](https://tcca.co.uk).

**UNCONDITIONAL LOT** Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a £3,000 + VAT buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the



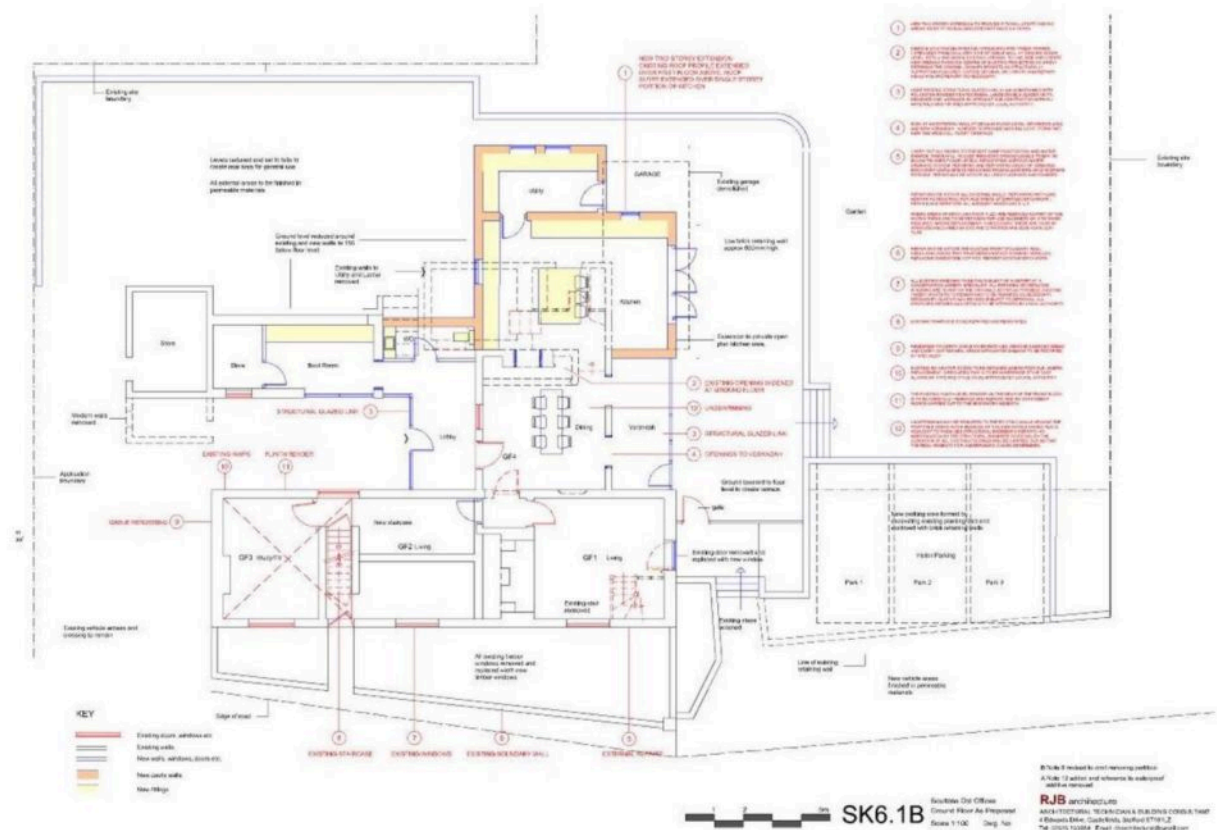
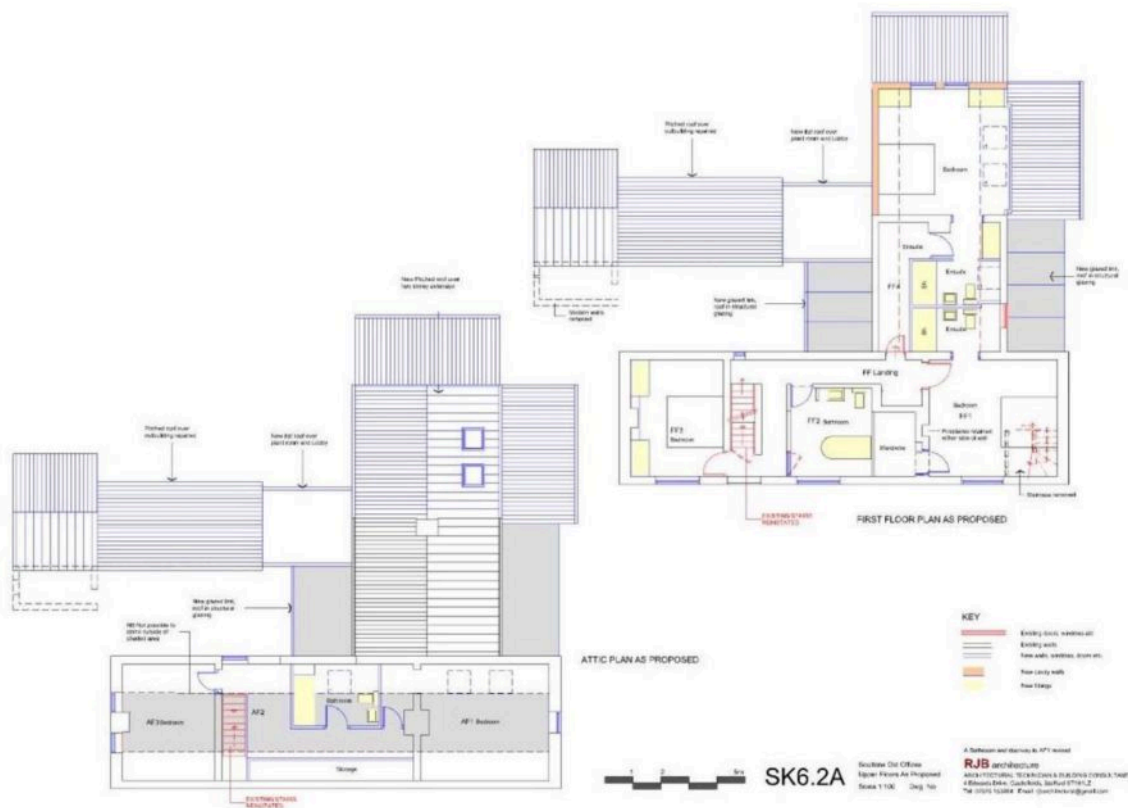
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Council Tax band: TBD

Tenure: Freehold







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