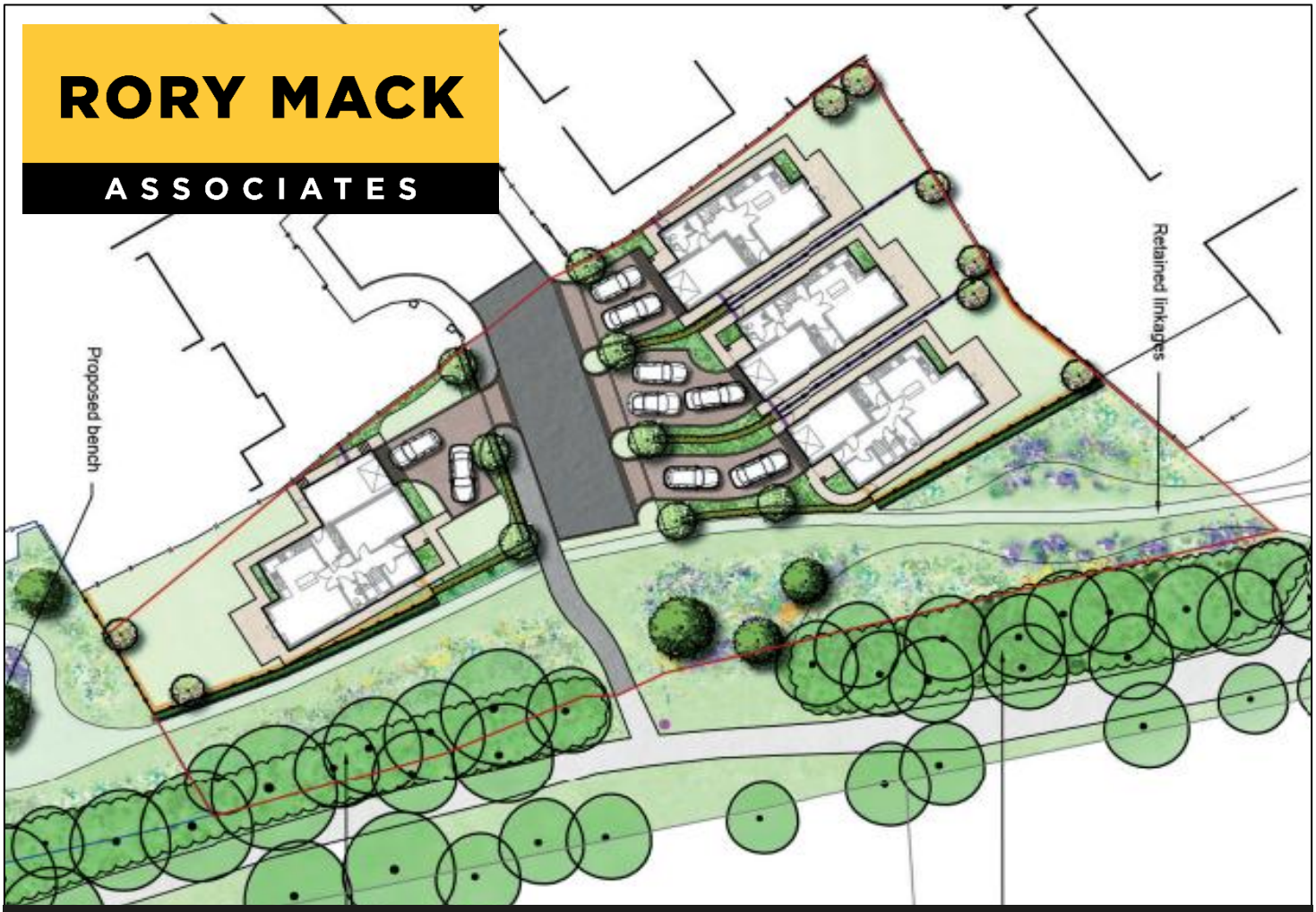
RORY MACK

ASSOCIATES



DENTON GROVE, LONGTON, STOKE ON TRENT, STAFFORDSHIRE, ST3 5TW

FOR SALE
OFFERS OVER
£299,950

- **Residential development site extending to 0.61 acres**
- **Planning permission approved February 2026**
- **For the erection of 4 detached dwellings**
- **Estimated GDV of £1,250,000**

LAND AT DENTON GROVE

LONGTON, STOKE ON TRENT

STAFFORDSHIRE, ST3 5TW

GENERAL DESCRIPTION

A level parcel of land extending to 0.61 acres which has never been developed previously. The site is located at the end of a quiet residential cul-de-sac around 250 metres from Weston Coyney Road. Planning permission was passed in February 2026 to allow for the construction of 4 detached two storey residential dwellings (Use Class C3). The current plans allow for 2 x 3 beds and 2 x 4 beds.

LOCATION

The site is located at the end of Denton Grove which can be found in a residential area in-between Longton and Weston Coyney. Housing stock in this location is a mixture of detached and semi-detached houses and bungalows.

SITE AREA

Referring to Land Registry (Title no: SF690146) to identify the boundaries of the site and ProMap to measure the area, we calculate that the site extends to 0.61 acres.

SERVICES

We understand that all mains services are available in Denton Grove, subject to the normal connection terms and conditions of each utility provider. Interested parties are advised to seek their own clarification relating to the availability of utility services.

VAT

The sale price is not subject to VAT.

TENURE

Available freehold, subject to contract and with vacant possession.

PLANNING

On 26th January 2023 the site was granted Outline Planning Permission (Application 67775/OUT) in which the applicant applied for consent to construct 3 x bedroom dwellings and 1 x 4 bedroom dwelling. On 3rd February 2026 Full Planning Permission was granted with reference number 70758/RES. Planning documents are available to view at https://development.stoke.gov.uk/planning/index.html?fa=getApplication&id=138756

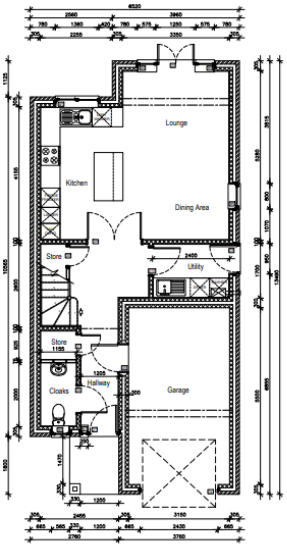
ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

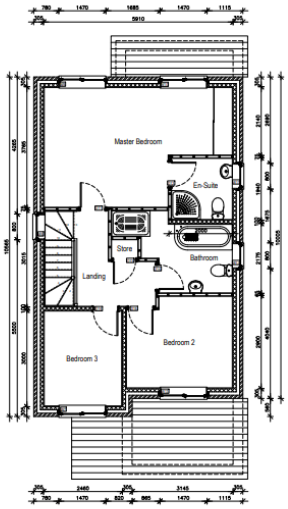
LAND AT DENTON GROVE

LONGTON, STOKE ON TRENT

STAFFORDSHIRE, ST3 5TW



PROPOSED GROUND FLOOR LAYOUT PLAN.



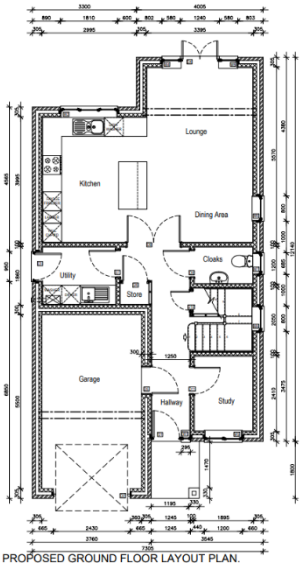
PROPOSED FIRST FLOOR LAYOUT PLAN.

PLOTS 1 and 2.

TOTAL EXTERNAL AREA	TOTAL INTERNAL AREA
146.699sq.m	125.175sq.m
1579.05sq. ft	1343.37sq. ft

PLOT 3.

TOTAL EXTERNAL AREA	TOTAL INTERNAL AREA
165.101sq.m	141.753sq.m
1777.13sq. ft	1525.82sq. ft



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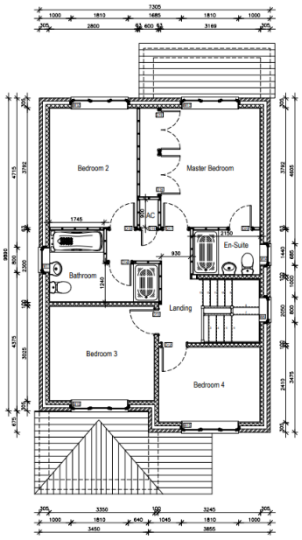

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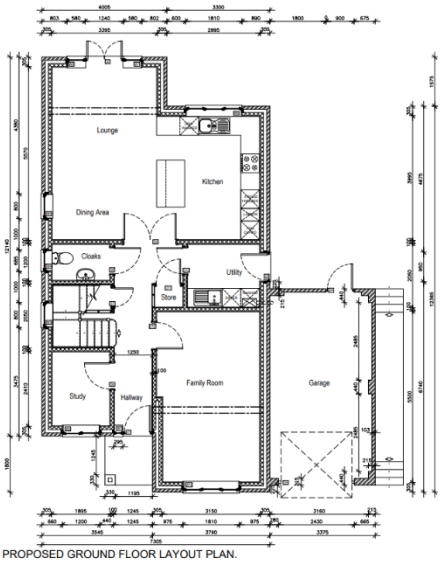

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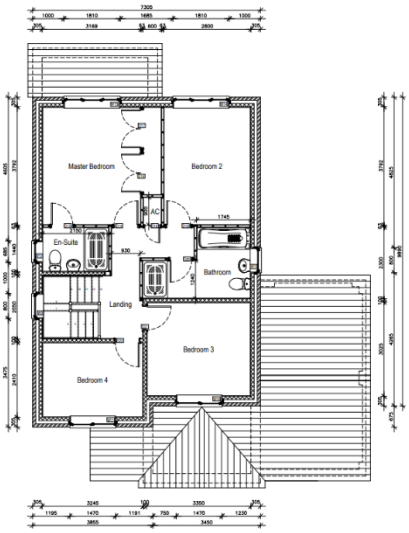

PROPOSED FIRST FLOOR LAYOUT PLAN.

PLOT 4.

TOTAL EXTERNAL AREA HOUSE	TOTAL INTERNAL AREA HOUSE
165.101sq.m	141.753sq.m
1777.13sq. ft	1525.82sq. ft

TOTAL EXTERNAL AREA GARAGE	TOTAL INTERNAL AREA GARAGE
21.23sq.m	19.35sq.m
228.52sq. ft	208.28sq. ft

LAND AT DENTON GROVE

LONGTON, STOKE ON TRENT

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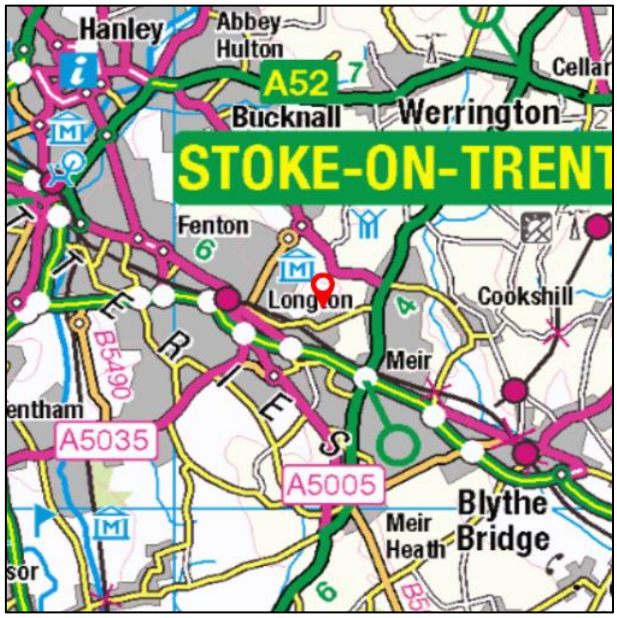

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements