



**Large Four Bed Detached Property with an approved Lawful Development application for C2 usage for three children and three carers.**

## **11 Stokesay Close**

Bury, BL9 8DB

**C2 (Residential Training Centre)**

# **FOR SALE**

**1,097 sq ft**

(101.91 sq m)

- Approved Lawful Development application for C2 usage for three children and three carers.
- Four Bed Detached Property
- Large Rear Garden
- Utility Room
- Ensuite Shower Room
- Cul de Sac Location

**Where your business belongs**



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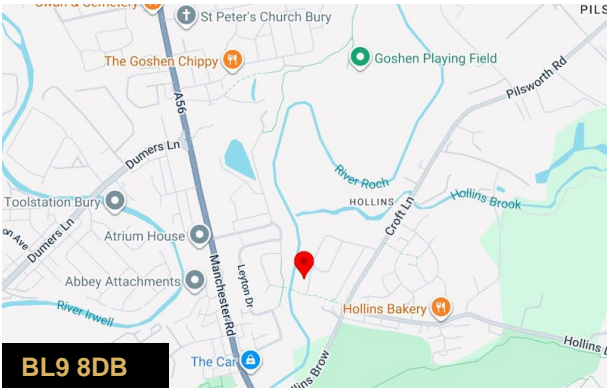
## Summary

Available Size	1,097 sq ft
Price	Offers in the region of £425,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

## Description

This substantial detached property has the benefit of Lawful development certificate for proposed use of a (Class C3) dwelling as a children's home for up to three children, with up to three carers, two sleeping overnight working on a rota basis (Class C2) which was passed in July 2024. Further information can be found on the Bury Council Planning Portal Reference 70782.

The accommodation on offer comprises, to the ground floor, a porch, lounge, good size kitchen/diner, utility and an office. To the first floor are four bedrooms, the largest having an ensuite shower room. The larger than expected rear garden is terraced and has a large patio area. To the front is block paved drive.



## Viewing & Further Information

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