

## The Chalet, Nanny Goat Lane Longton Road

£350,000 Freehold



Opportunity not to be missed to create your unique home in the Moddershall Valley yet walking distance to Stone town centre • A plot amounting to 0.88 acres with full planning for a stunning contemporary residential dwelling and detached garage. • Design led architect plans for a wonderful woodland retreat embracing the countryside surroundings. • Currently onsite there is a log cabin with independent utility services. • We understand the permitted development associated with the new build has been retained, potentially allowing for future expansion.

- Scheduled viewing appointments available and best offers invited in writing with financial disclosure by 12pm 17 June 2025.





Like bees round a honeypot, there's very likely to be a buzz created here at The Chalet, nestled neatly in Nanny Goat Lane, just a few minutes stroll from Stone town centre, yet overlooking the Moddershall Valley and with a sense of complete seclusion, this is an astonishingly good opportunity to create a unique home. With a design led architect plan, and full planning permission to build on the site of the existing timber framed chalet, sites like this are few and far between. You have an opportunity like a bee who collects nectar without injuring the flower to create a home which respects it's surroundings. The contemporary design has been well considered in order to allow for a comfortable lifestyle with accommodation within the planning for an open plan living space to include the kitchen area and opening out to a large covered verandah where you can enjoy the open countryside all around, a separate utility room, two generous bedrooms with the master having it's own ensuite as well as a separate bathroom as well as planning for a detached double garage. It is worth noting that this site has retained its permitted development so there's plenty of potential and possible you could be the person to take it to the next level, maybe even literally! Possibly a basement floor? The options are all here in this unique once in a lifetime opportunity to build your very own dream home! We will be inviting scheduled and accompanied viewing appointments (please note during these viewing slots no parking on site is available, please park off site) with offers in writing together with supporting evidence of source of funds by 12pm 17 June 2025.

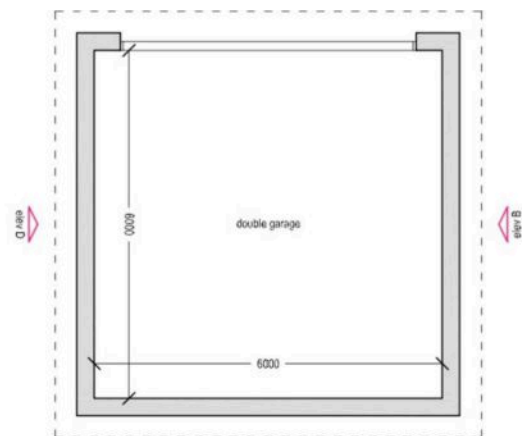
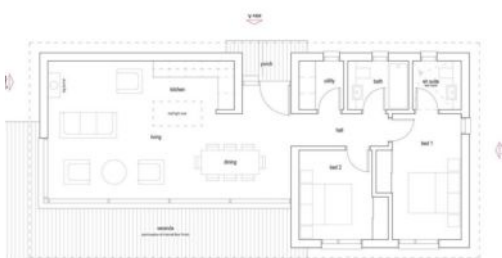


"Bee-utiful opportunity at The Chalet on Nanny Goat Lane! Design-led architect plan with full planning permission for a unique home overlooking Moddershall Valley. Rare chance for a secluded, contemporary lifestyle. Viewings by appointment, offers by 17 June 2025." Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



ground floor plan scale 1 / 100





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