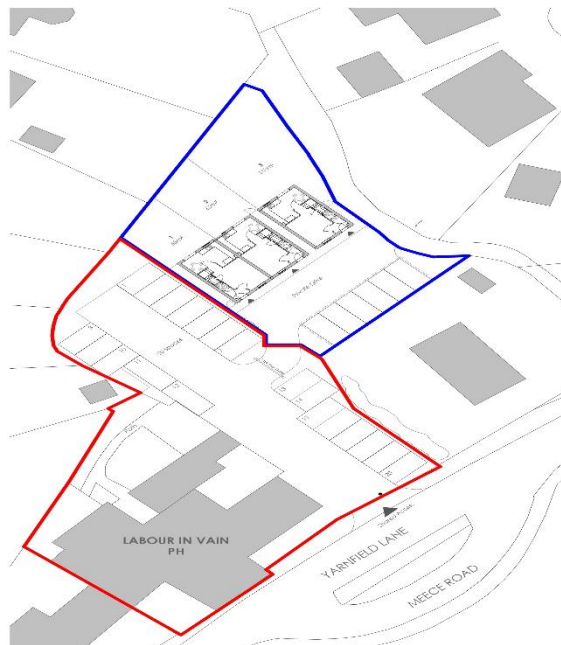
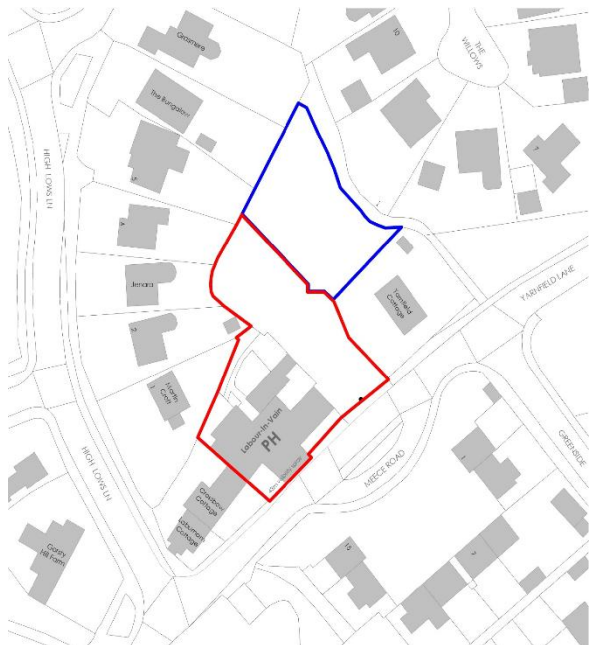


**Freehold Development site with Outline Planning Consent for 3 dwellings
Affluent Staffordshire Village - £164,995**



For Sale - Development Site Adjoining Labour In Vain Public House, Yarnfield Lane, Yarnfield, Staffs. ST15 0NJ.

- Site of approx. 0.167 acres in centre of affluent Staffordshire Village
- Outline planning consent for 3 dwellings (23/37093/OUT)
- Located in proximity of Stone and Eccleshall.
- Will be of interest to local developers and house builders.

Freehold offers are invited in excess of £164,995 subject to contract and exclusive of VAT where chargeable.

August 2025

Conditions relating to these particulars

The Agents for themselves and for the Vendors or Lessors of the property(ies) confirm that:-

- a) The sales particulars are produced for the guidance of interested parties and do not constitute any part of any offer or contract.
- b) Although believed to be correct, the accuracy of all descriptions and details given within the particulars is not guaranteed and should not be relied upon by intending purchasers or lessees who should satisfy themselves by inspections and enquiries as to their correctness.
- c) The Agents do not have any authority to make any representation or warranty whatever in relation to the properties or businesses to which these sales particulars relate.

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DESCRIPTION

The property shown edged blue on the plans above formerly comprised part of the Labour in Vain car park and extends to 676 m2 or 0.167 acres.

Outline planning consent has been obtained for the development of 3 dwellings.

The proposal under the Outline consent is for access to be provided via the existing access point for the pub on Yarnfield Lane with a right of way over the pub car park to access the site and parking and turning are to be provided immediately in front of the proposed properties. A total of 6 parking spaces is proposed (2x per property).

The dwellings are to share the access on to Yarnfield Lane with the existing and retained pub car park. The entrance into the proposed residential development is envisaged to be separated from the pub car park via a gate.

The proposal is that each property will provide 3-bedrooms and include gardens of at least 65 square metres.

The detail of the proposed development, other than the access arrangements set out above, is to be addressed under reserved matters with Stafford Borough Council Planning Department. In addition, parking, servicing and turning areas shall be provided before the dwellings are first occupied. For full details of the consent and development obligations, see the paragraph headed **Planning and Development Considerations** opposite.

LOCATION

The site lies in the centre of the affluent Staffordshire village of Yarnfield within 3 miles of Stone and Eccleshall.

Yarnfield has a population of 1453 (2011 Census) and features a range of privately owned housing, Springfields First School, the Village Hall and Yarnfield Park, a training venue, conference centre and religious retreat. Swynnerton MOD training Camp is within 1 mile as are the adjoining Brookside Business Park and Cold Meece Estates, both of which are small trading estates.

Yarnfield is a dormitory village for the Potteries, Stafford and the Birmingham conurbation benefitting from good road communications with A34 and A51 within 2 miles and Junctions 14 and 15 of the M6 within 5 miles.

GENERAL INFORMATION

Tenure

The property shown edged blue on plan above is available freehold with the benefit of vacant possession. The site currently forms part of the Labour in Vain public house. A separate title will be created for the subject site upon an agreed sale. A right of way from Yarnfield Lane over the car park of the Labour in Vain is to be reserved in favour of the subject property.

Services

We believe that all the main services are available to the site, but prospective purchasers should undertake their own enquiries with the relevant utility companies to confirm that adequate services are available for the proposed development.

Planning and Development Considerations

Outline planning consent has been granted by Stafford Borough Council for 3 dwellings (23/37093/OUT).

The site plans and full details of the planning application are available upon request or alternatively please click on the following link for access to the application/consent on the Council's website. – [Outline Application - Three dwellings Land Adjoining Labour In Vain](#)

Interested parties should be aware that Condition 8 requires that the parking, servicing and turning areas shall be provided before the dwellings are first occupied.

In addition, the contract to acquire the subject site will include an obligation on the Buyer to mark out the pub car park as shown on the illustrative layout to a specification and within a specified timescale to be agreed and to comply with all terms of the Outline planning consent.

Anti Money Laundering

In order to comply with Anti Money Laundering Regulations, the Buyer will be required to provide proof of ID.

Asking Price

Freehold offers are invited in excess of £164,995 subject to contract and exclusive of VAT where chargeable.

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