FOR SALE

ROADSIDE DEVELOPMENT OPPORTUNITY WITH PLANNING

LAND AT BROAD STREET, LEEK, ST13 5NS







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LOCATION

The site is prominently located fronting Broad Street in Leek, Staffordshire Moorlands. Broad Street (A53) provides direct access to Stoke on Trent 7 miles to the South and Derbyshire 10 miles to the North. The A523 provides connections to Cheshire and Ashbourne.

Leek town centre is less than half a mile from the site providing predominantly retail uses. Broad Street (A53) benefits from 15,000 vehicle movements per day as confirmed by Department for Transport December 2022.

DESCRIPTION

The site has a gross area of approximately 0.42 acres (0.17 hectares).

The decontaminated former petrol filling site is mostly cleared and level on both platforms. There is a two-storey industrial building to the rear and access is available via a shared access road directly onto Broad Street A53.

A data room is available from the agents which offers additional information including a Ground Investigation Report, Topographical and Utility Surveys. Access is available upon request.

TENURE

The land is available on a freehold basis.

PRICE

Unconditional offers invited in excess of £350,000.

BUSINESS RATES

The property to the rear of the site is rated for business rates. Further information is available from the agents.

ACCOMMODATION	HECTARES	ACRES
Area	0.17	0.42

PLANNING

The site was granted planning in January 2023 for "Erection of two units (Class E/Sui Generis) and associated works" under application (SMD/2022/0189).

Interested parties are advised to make their enquiries of the Local Planning Authority (Staffordshire Moorlands District Council) and further information is available in the data room.

LEGAL COSTS

Each party to cover their own legal and professional costs in relation to the transaction.

VAT

We understand that VAT is applicable to the sale.

SERVICES

Interested parties are advised to make their own investigations to satisfy themselves of the availability of services to the stie and their suitability.

ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks of all parties leasing and purchasing property.

CONTACT

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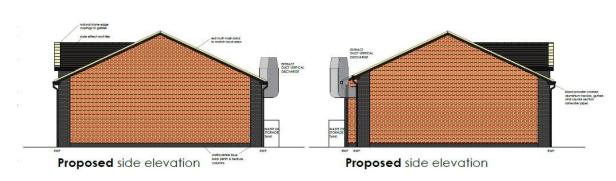
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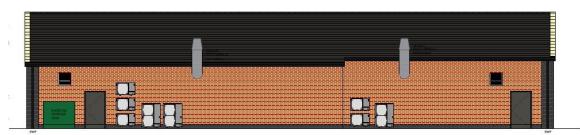


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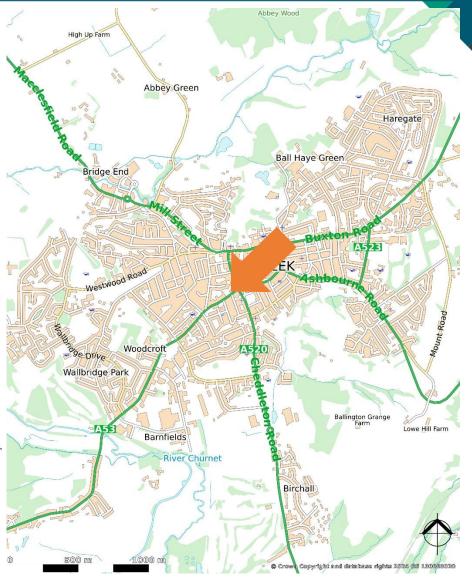
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Proposed rear elevation





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iv) all rentals and prices are quoted exclusive of VAT.

v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited



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Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

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We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.