

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

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