

FOR SALE

DEVELOPMENT OPPORTUNITY (STPP) ON BEHALF OF STOKE-ON-TRENT CITY COUNCIL

LAND AT DAISY BANK ROAD, NORTON RETAIL PARK, LEEK NEW ROAD, STOKE-ON-TRENT, ST1 6AX



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LOCATION

The land is located on Norton Retail Park off the A53 Leek New Road, a busy arterial road between Hanley City Centre and Staffordshire Moorlands. The A500 dual carriageway is approximately 3 miles distant, whilst Junctions 15 and 16 of the M6 Motorway are approximately 8 miles and 9 miles distant respectively.

The land is prominently positioned within a mixed use area. Aldi, McDonalds and the Horn & Trumpet public house (operated by Marston's) are all immediately adjacent to the land, whilst a modern housing development known as Norton Heights is to the north of the site.

DESCRIPTION

The site has a gross area of approximately 3.25 acres and is divided by an access road leading to a property beyond its rear boundary. It is accessed off Daisy Bank Road and comprises two principal areas – a larger area which is broadly rectangular in shape which is directly opposite Aldi and the Horn & Trumpet public house and a smaller area adjacent to McDonalds which has prominence onto Leek New Road.

A suite of technical documents is available on request from the agents.

ACCOMMODATION	HECTARES	ACRES
Area	1.31	3.25

TENURE

The land is available on a freehold basis with vacant possession.
Both conditional and unconditional offers are invited.

GUIDE PRICE

Offers in excess of £1,250,000 are invited.

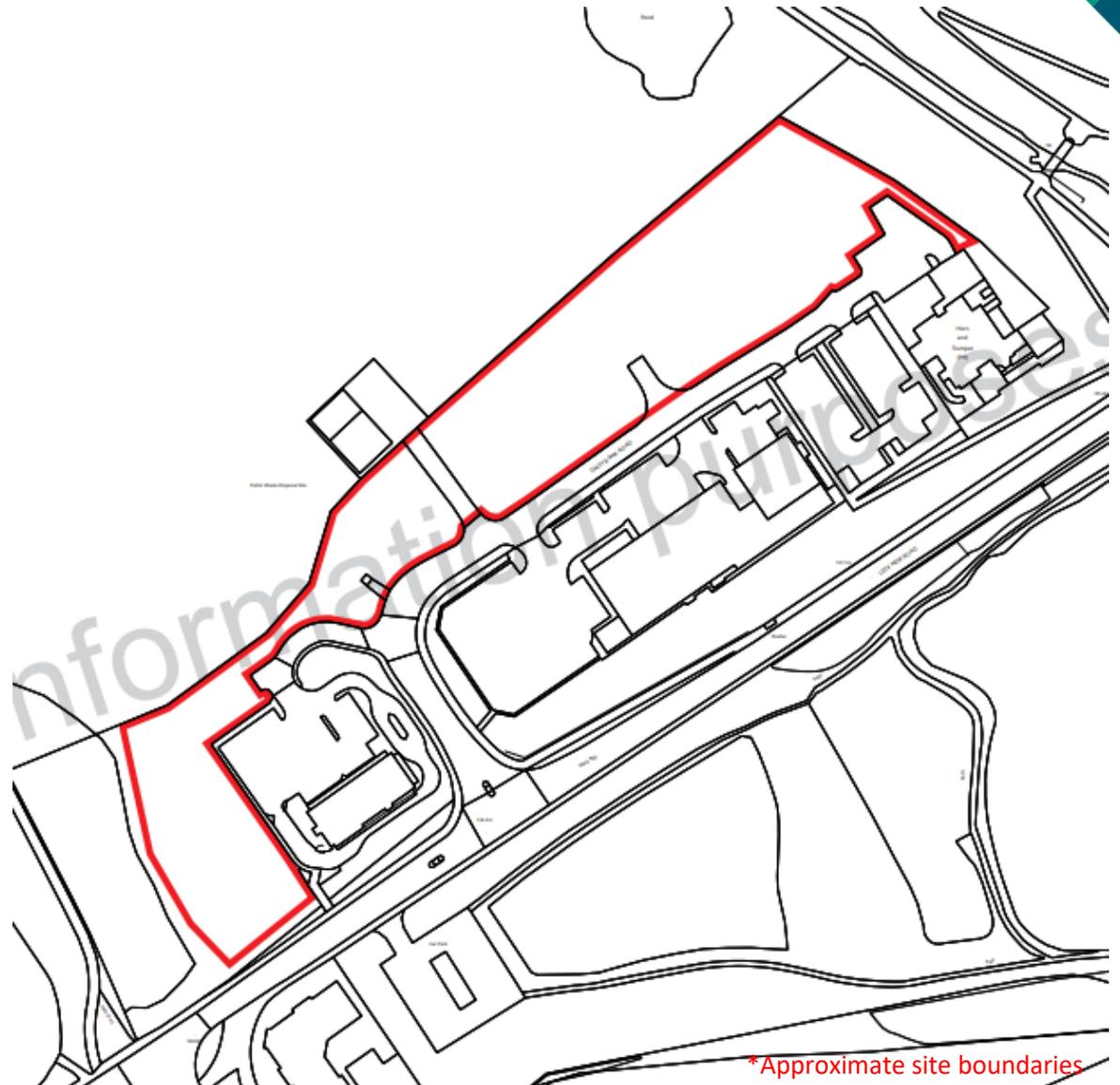
PLANNING

The land may suit a variety of uses including industrial/trade units, drive-thru or roadside retail.

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.



LEGAL COSTS

The purchaser is to cover the vendor's reasonable legal and professional costs.

SERVICES

Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

CONTACT

Tom Johnson

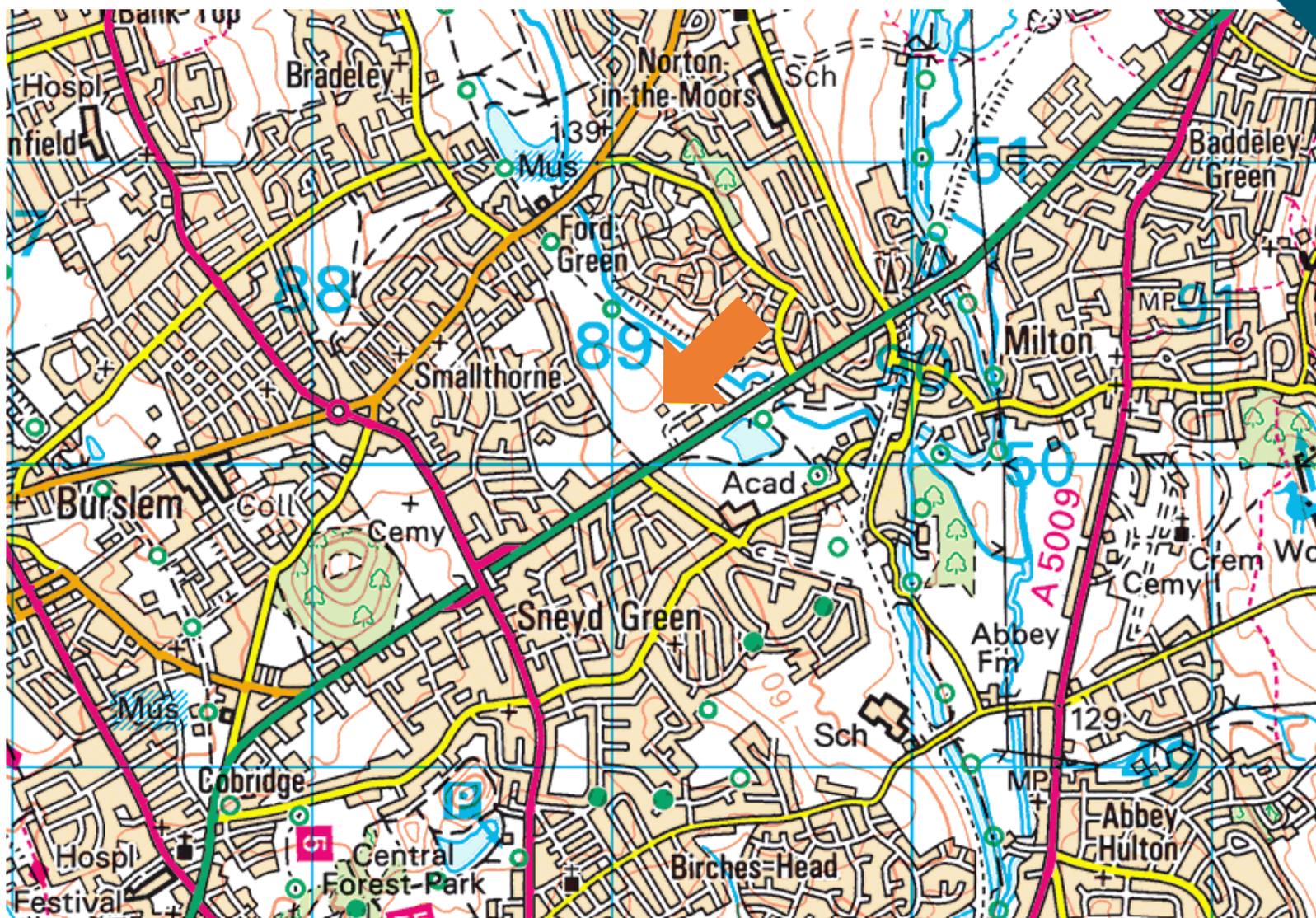
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