

**fisher
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Land at St Alban's Road

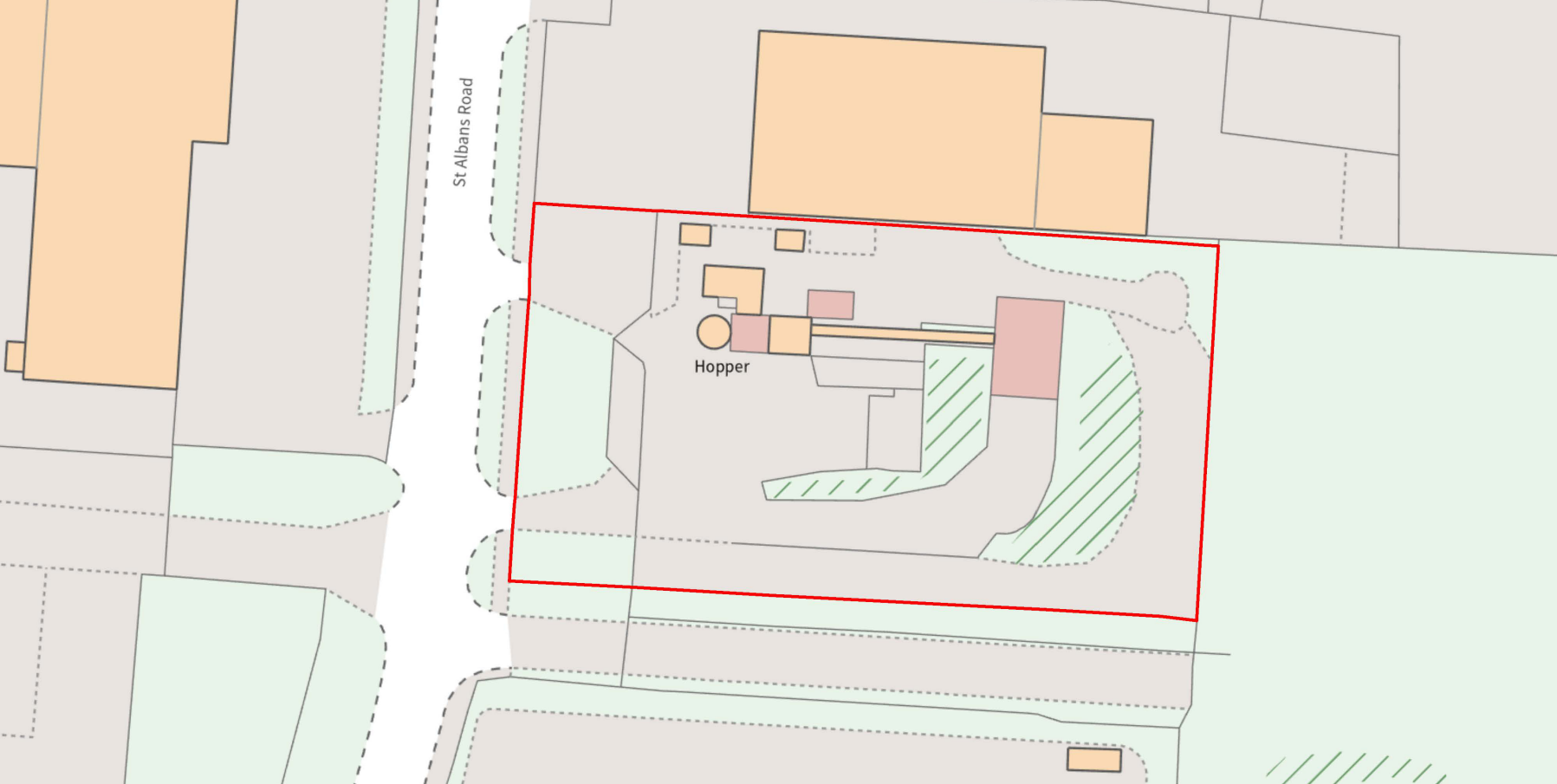
Stafford, ST16 3DR

Freehold
Open Storage Land

0.81 Acres (0.32 Hectares)



For Sale



Amenities



Tenure - Freehold
(Unregistered)



0.81 Acres



Price
On Application

Land at St Alban's Road

Description

The Property comprises approximately 0.81 acres; a large secure yard which is predominantly hard surfaced which had formerly been used as a Ready Mix Concrete Plant. The concrete plant and adjoining office structure will be removed from site ahead of sale.

Location

The Property is located on St Alban's Road, Stafford and is approximately 1.7 miles South of Stafford Town Centre. The Property lies 0.8 miles from the A34 and 1.4 miles from the A513. The Property also has good access onto the M6 and lies 2.1 miles East of Junction 14.

Accommodation

The Property extends to an approximate area:

Property	Acres	Hectares
Land at St Alban's Road	0.81	0.32
Total	0.81	0.32



Locations

Stafford: 1.5 miles
Stoke: 16.5 miles
J14, M6: 2.1 miles

Nearest station

Stafford Railway Station: 1.9 miles

Nearest airport

Birmingham International: 41.5 miles

Further information

Price

On application.

Tenure

Freehold [unregistered] – the Property is subject to a route Conveyance dated 6 June 1983 which can be provide upon request.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority. The Property was last assessed by the Valuation Office Agency as at 1st April 2023 for Business Rates at a Rateable Value £34,750.

Permitted Use

The Property was last used by the owner as a Concrete Batching Plant, hard standing for access manoeuvring and car parking. The current use falls within Use Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended). It is considered likely that the LPA will consider developments under Sui Generis use which have characteristics similar to B1, B2 or B8 Uses.

Sale Overage

The sale will be subject to a 12-month disposal restriction whereby the purchaser covenants with the seller not to make any Disposal save for Permitted Disposals at any time during the Restricted Period without first procuring that the person to whom the Disposal is being made has executed a Deed of Covenant.



Further information

Restricted Period: means the period of 1 (one) year starting on the date of this transfer and ending at midnight on the day immediately preceding the first anniversary of the date of this transfer.

Overage

The Property is subject to an overage clause, whereby 50% of any increase in value of the Property from the grant and implementation of planning permission for Residential development over and above the existing Use of the Property. This would include any development which occurs under Permitted Development Rights. The term of this clause would be 50 years from the date of completion.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Anti Money Laundering

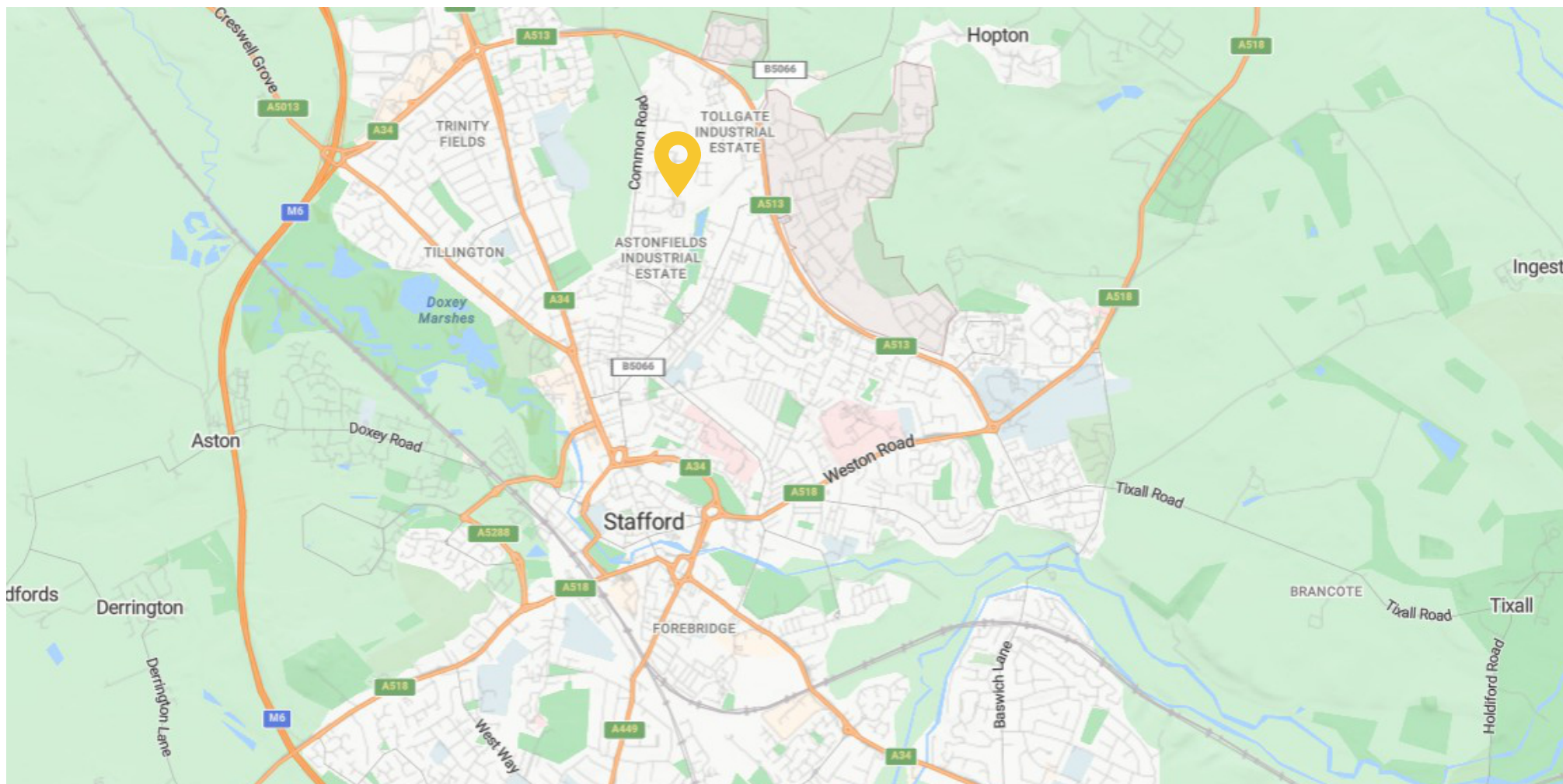
The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

The vendor has not opted to tax under Value Added Tax.



Location Map



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated September 2025. Photographs dated September 2025.



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