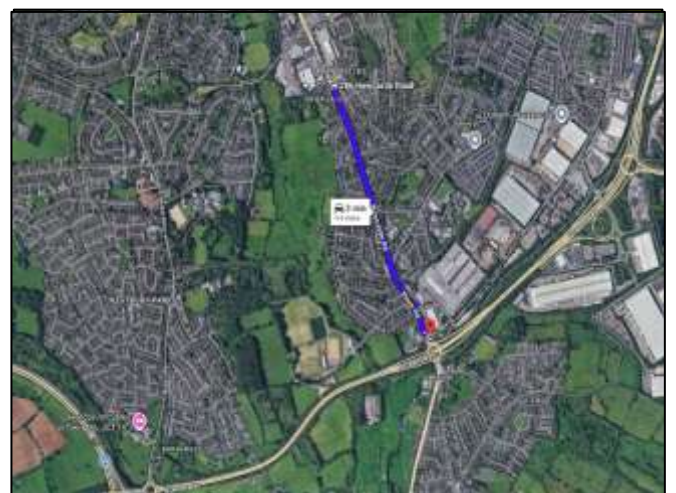




LAND AT 287 NEWCASTLE ROAD, TRENT VALE, STOKE ON TRENT, ST4 6PL

**FOR SALE
OIEO £350,000
TO LET
£37,500 MAY SPLIT**

- Level brownfield site in high density retail area extending to 0.22 acres
- Next to Tesco Supermarket and opposite Springfields Retail Park
- Excellent road connections – on the A34 a 18,000 avg. traffic count 0.8 miles/3 mins from A500 a 40,000 avg. traffic count off the M6.
- Ideal site for redevelopment



LAND AT 287 NEWCASTLE ROAD

TRENT VALE, STOKE ON TRENT

ST4 6PL

GENERAL DESCRIPTION

A level parcel of land extending to 0.22 acres, finished in either crushed stone or compacted hardcore. The site has an extensive frontage to Newcastle Road (A34) and is in a prime location being next door to Tesco and surrounded by large retail outlets. Along the A34 is Premier Foods Mr Kipling Bakery and opposite the Royal Stoke University Hospital. Adjacent is the Orange Tree Paragon restaurant and M Club Spa & Fitness. Subject to planning permission, the site would suit a wide range of commercial uses ideal location for drive to food, retail, coffee shop, housing, compound or container storage yard. The site is effectively open and can be viewed at any time.

LOCATION

The site benefits from two accesses, Leaside Road (via crossroad lights which also gives access to Springfield Retail park home to McDonalds, Greggs, Halfords, B&M) and Newcastle Road (just off the A34, a straight road 0.8/3 minute from the A500 Queensway and M6).

SITE AREA

Referring to the land registry plan and ProMap we calculate the site area to extend to 0.222 acres.

SERVICES

We are advised that the site has access to mains water, drainage, gas and electricity.

VAT

The sales price and rent is not subject to VAT but option to tax bare land available subject to independent advice.

TENURE

Available freehold, subject to contract and with vacant possession. Alternatively, on a Full Repairing and Insuring lease in whole or for part, for a term to be agreed.

PLANNING

61153/FUL

<https://development.stoke.gov.uk/planning/index.html?fa=getApplication&id=138750>

Planning permission passed in August 2017 for the change of use to car wash and valeting facility, erection of building and enclosures and alterations to widen existing vehicle access. This planning has now lapsed, access and drainage implemented.

BUSINESS RATES

The site does not have a rateable value at present and therefore the site will need to be reassessed prior to anyone trading or redeveloping.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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ST4 6PL



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements