

FOR SALE

ROADSIDE DEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING)

LAND OFF JAMES BRINDLEY WAY, STOKE-ON-TRENT, ST6 5PD



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STOKE-ON-TRENT, ST6 5PD



LOCATION

The land is located on James Brindley Way in Tunstall, Stoke on Trent. The site benefits from roadside frontage alongside the new industrial development, Tunstall Arrow.

James Brindley Way provides access to the A500 within 2 miles to the south which links to the A34 and Junction 16 of the M6 (6.5 miles) to north and A50 and Junction 15 of the M6 (9 miles) to the south. The A500 also provides connections to the further towns of Stoke-on-Trent and Newcastle-under-Lyme. Tunstall town centre lies 1.3 miles to the south of the site.

There are a range of local amenities surrounding the site including a Tesco Express, Costa, KFC, McDonalds and Hungry Horse.

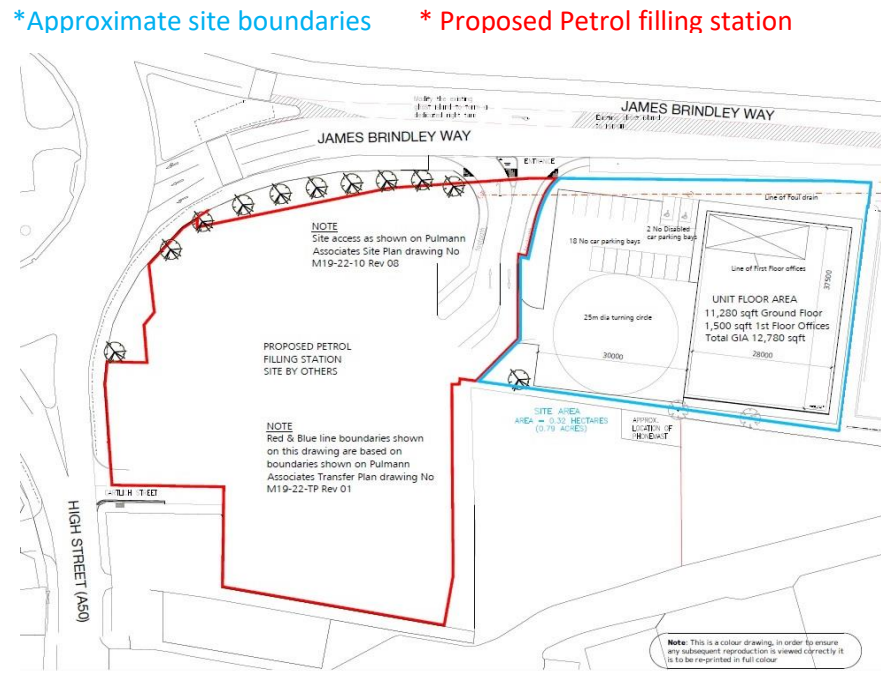
DESCRIPTION

The site has a gross area of approximately 0.79 acres (0.32 hectares).

The site is rectangular, and access will be available directly onto James Brindley Way via a private road. The site is currently undergoing levelling and surfacing works but will provide a level and hardcore surfaced site.

A data room is available from the agents which includes a Ground Investigation Report upon request.

The blue area on the plan shows the approximate site boundaries and the layout is an indication of the potential development.



ACCOMMODATION

HECTARES

ACRES

Area

0.32

0.79

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TENURE

The land is available on a freehold basis.

PRICE

£700,000.

PLANNING

The site forms part of application 0237/HYB which was granted consent for employment development. There is a restriction on retail development over 250m². Further information is available from the agents.

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

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 site and their suitability.

ANTI MONEY LAUNDERING REGULATIONS

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



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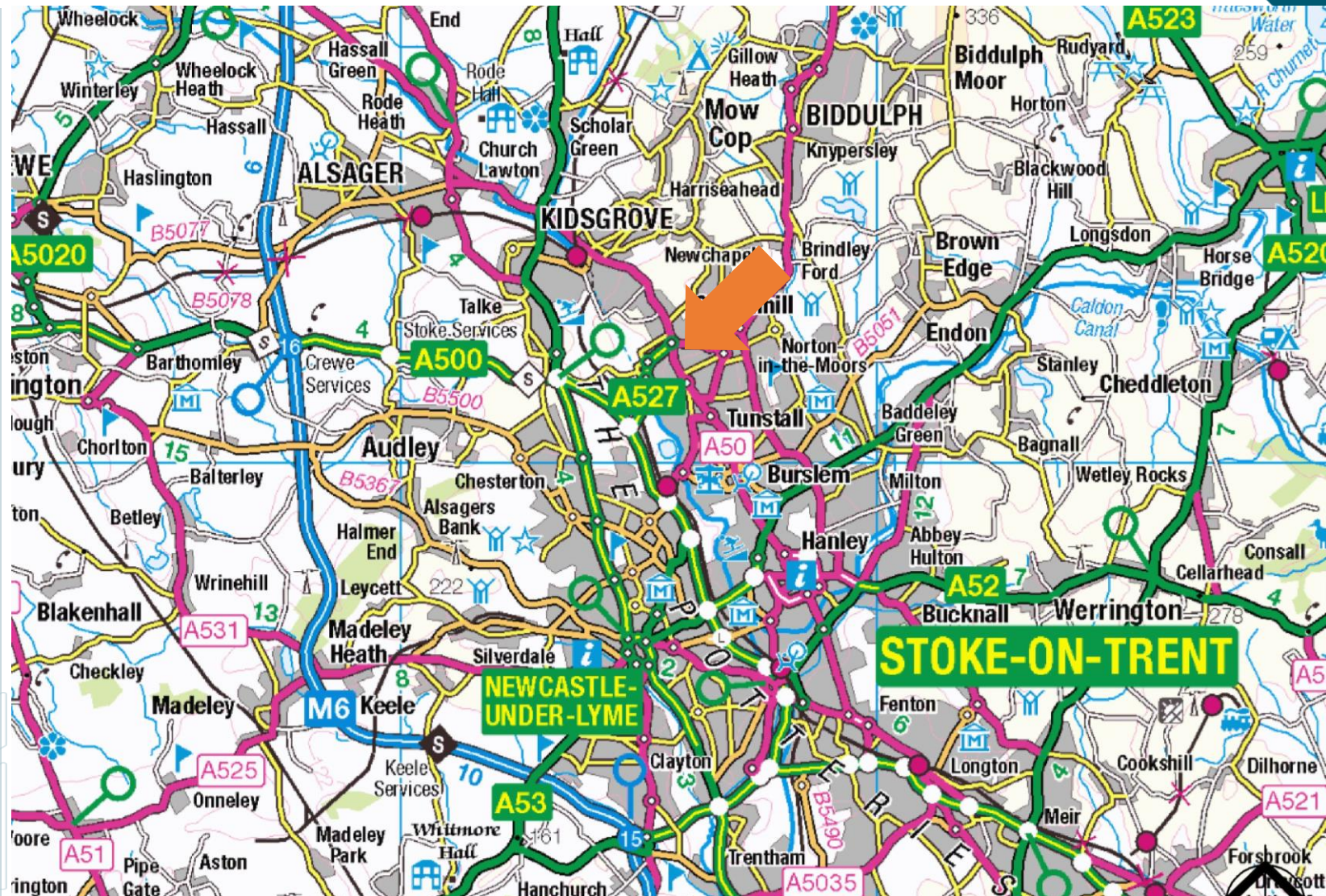
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