

Land at Brick Kiln Lane

Stoke-on-Trent, ST4 7BT

Freehold
Open Storage Land

1.27 Acres (0.51 Hectares)



For Sale



Amenities



Title SF8352



1.27 Acres



Price
On Application

Land at Brick Kiln Lane

Description

The Property comprises approximately 1.27 acres, previously used as a Ready Mix Concrete Plant. The main plant structure remains on site but will be dismantled prior to sale. An additional parcel of land lies to the east of the track, forming part of the overall Title.

The Property benefits for a right of way off the public highway, Brick Kiln Lane, as detailed within a Conveyance dated 19 November 1965. Copies can be provided upon request.

Location

The Property is located on Brick Kiln Lane, Etruria and is approximately 1.9 miles West of Stoke-on-Trent Town Centre and 1.3 miles East of Newcastle-under-Lyme Town Centre. The Property lies alongside the A500 Queensway and the A53, being approximately 1.3 miles from the nearest junction. The Property also has good access onto the M6 and lies 4.7 miles Southwest of Junction 15.

Accommodation

The Property extends to an approximate area:

Property	Acres	Hectares
Land at Brick Kiln Lane	1.27	0.51
Total	1.27	0.51



Locations

Stoke-on-Trent: 1.8 miles

Newcastle-under-Lyme: 1.8 miles

J15, M6: 4.7 miles

Nearest station

Stoke-on-Trent: 2.2 miles

Nearest airport

Manchester Airport: 37 miles

Further information

Price

On application.

Tenure

Freehold. Registered at Land Registry under Title Number SF8352.

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 Rate at a Rateable Value £39,000.

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) – Planning Permission 08291/OUT granted on 31 May 1979. 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

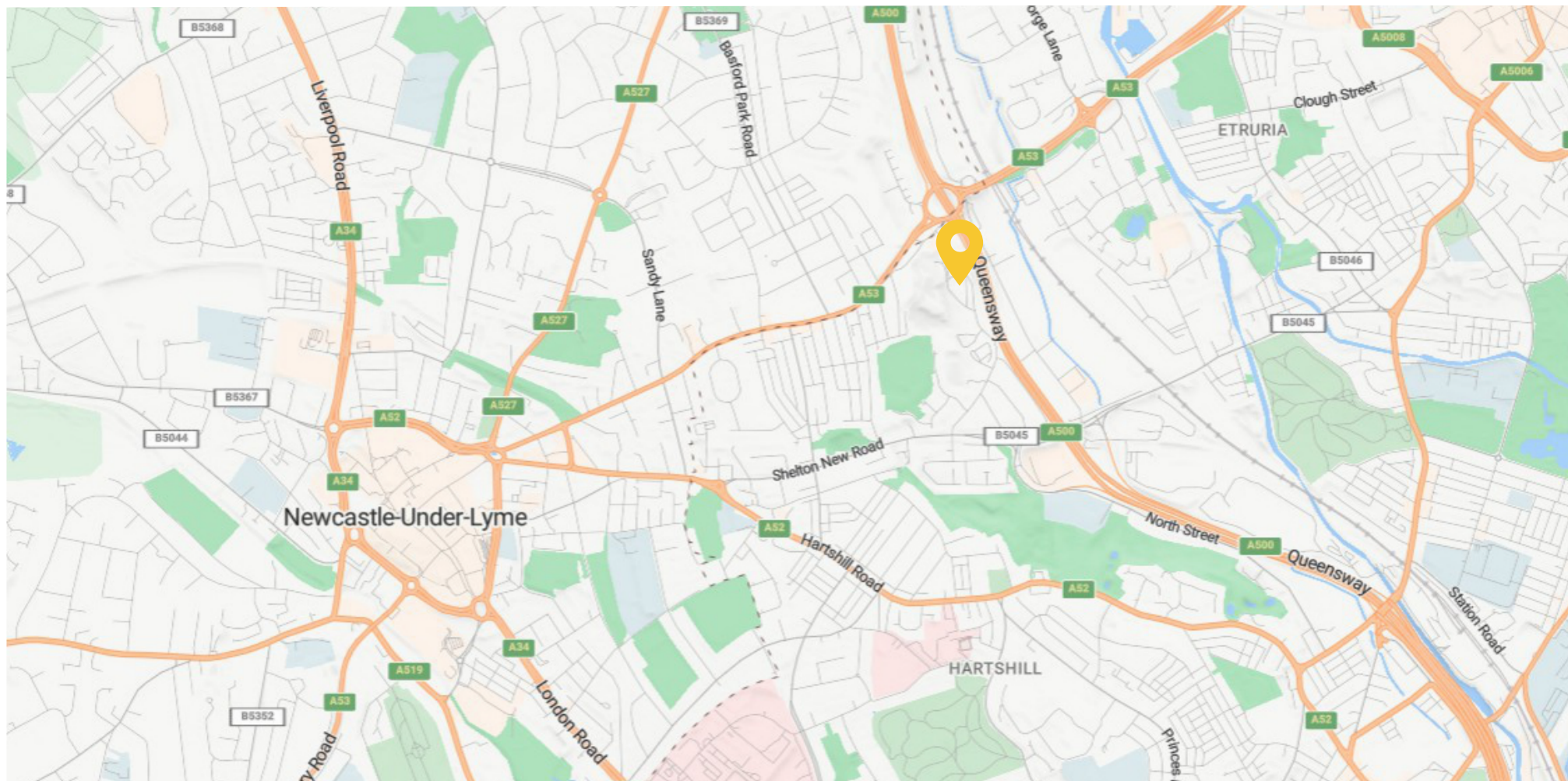
The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

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:



Arjun Delay

0121 561 7884

arjun.delay@fishergerman.co.uk



Ellie Fletcher

0121 389 1507

ellie.fletcher@fishergerman.co.uk

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Particulars dated September 2025. Photographs dated September 2025.



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