

FOR SALE

LAND

WESTPORT ROAD, BURSLEM, STOKE-ON-TRENT, ST6 4AH



Contact Rob Stevenson: rob@mounseysurveyors.co.uk

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mounseysurveyors.co.uk



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LOCATION

The site is prominently positioned fronting Westport Road at the edge of Burslem town centre, within the City of Stoke-on-Trent. The surrounding area is a mix of established residential housing, local retail and community uses, providing a strong setting for redevelopment.

The property benefits from excellent transport links, with the A5007 only a short distance away, connecting directly to the A500 (D Road) and onwards to the M6 motorway at Junctions 15 and 16. This ensures convenient access across North Staffordshire and the wider regional road network.

Burslem town centre offers a range of shops, cafes, public houses and services, while Hanley city centre is approximately 2 miles to the south, providing access to major retailers, cultural venues and leisure facilities. Educational establishments, GP services and healthcare facilities are all located within easy walking distance, including Haywood Academy located in the Old Town Hall and Haywood Hospital.

The area is well supported by public transport, with regular bus services operating along Westport Road and surrounding routes.

Overall, this location combines strong connectivity with close proximity to town centre facilities, making it highly suitable for residential or mixed-use development (subject to planning).

DESCRIPTION & PLANNING

The site extends to 0.80 acres and considered suitable for a range of development options, subject to planning.

The most recent application was for a mental health centre facility, May 2023, which was refused, further details can be found on Stoke-on-Trent planning portal (Ref: 68009).

Interested parties should make their own enquiries regards to planning and the suitability of the site for the intended uses with Stoke-on-Trent City Council.

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SERVICES

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

PRICE

£450,000, VAT not applicable, for the freehold.

LEGAL COSTS

Each party to cover their own legal costs incurred in the transaction.

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.

CONTACT

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Mounsey Chartered Surveyors

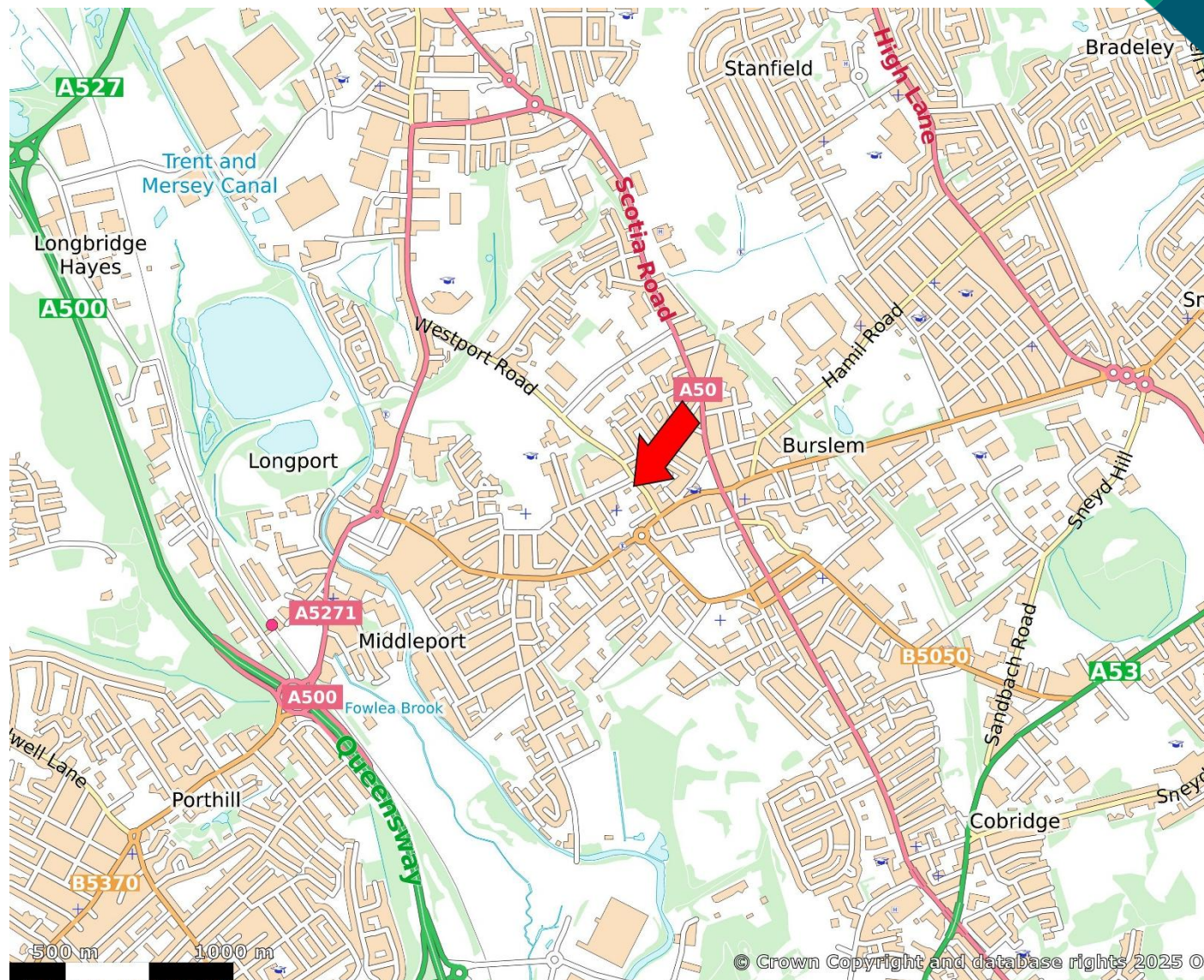
Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU

JOINT AGENTS

Rory Mack Associates

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