

Indicative Plan



**Land at Lowlands Road**

Newcastle-under-Lyme, Staffordshire

Indicative Plan



16.95

acres

## *The opportunity*

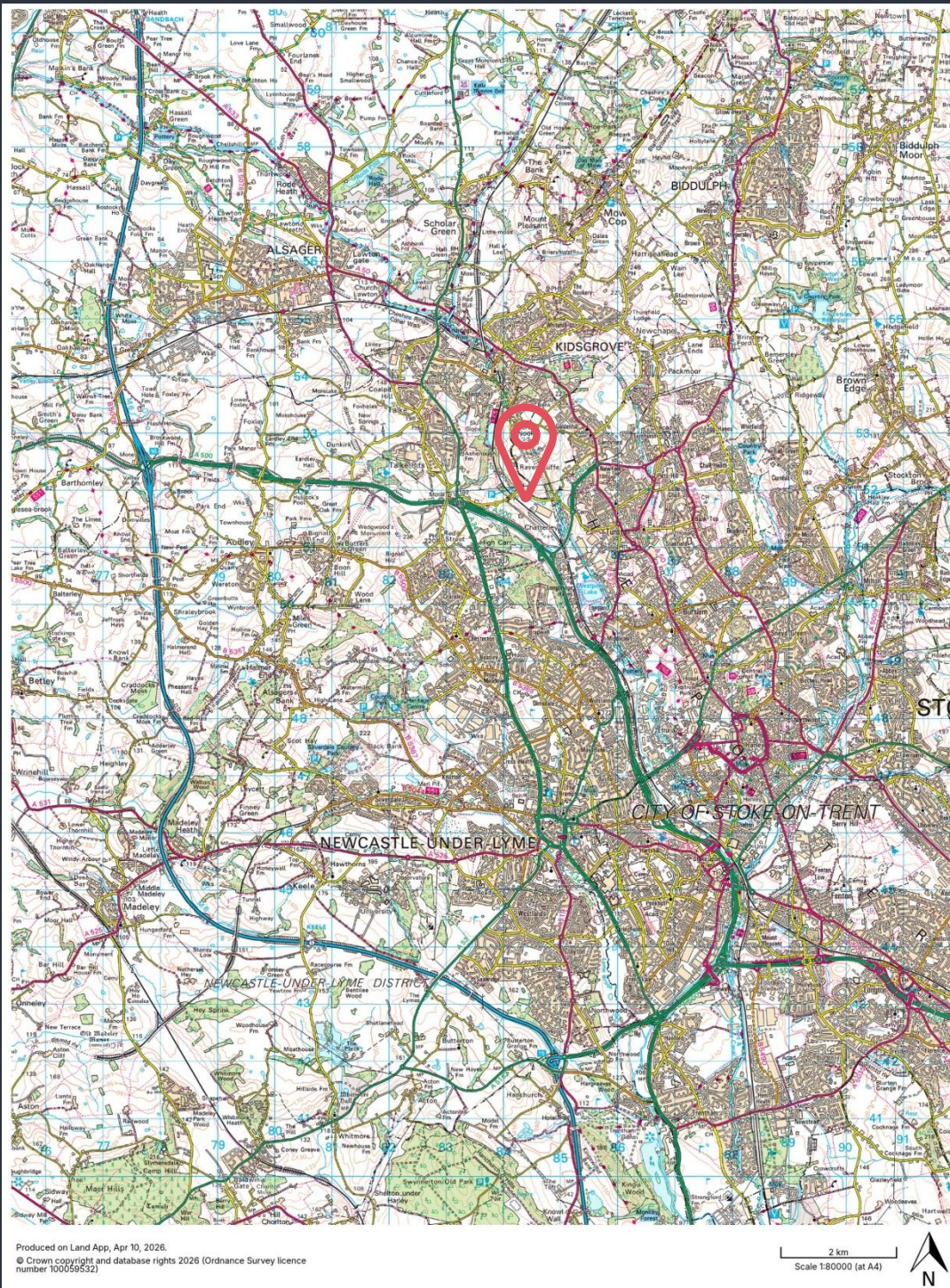
# Land at Lowlands Road

16.95 Acres (6.85 Hectares)

Land at Lowlands Road, Newcastle-under-Lyme, Staffordshire, ST6 4PY

Fisher German are pleased to present the Land at Lowlands Road, which is offered For Sale via Private Treaty.

- Gross site extending to approximately 16.95 acres (6.85 hectares)
- Strategically located within an established industrial area, directly north of Newcastle-under-Lyme and adjoining an area of significant forthcoming commercial development
- Immediate proximity to the A500, A34, and Junctions 15 & 16 of the M6 Motorway
- Frontage onto Lowlands Road, with access provided by existing service road
- Suitable for a range of commercial uses (Subject to Planning)



## Location

The site offered is located directly north of Stoke-on-Trent, in the borough of Newcastle-under-Lyme.

The site is strategically located at the mid-point between the north-west and midlands regions and is therefore well placed to serve both these major regional markets, as well as the immediate Staffordshire area. The sites situation within the West Midlands, a region with a continued prominence within the logistics, distribution, and manufacturing sectors, provides a strategic base location for local, regional, and indeed national connectivity.

The sites position is bolstered by its excellent connectivity to the regional strategic road network, with motorway access provided at Junctions 15 & 16 of the M6, only 8.7 and 4.5 miles distant, respectively. The A500 and A34 are immediately accessible at the Talke Interchange, only 1 mile west of the site.



### Destinations

- Stoke-on-Trent – 5.9 miles
- Manchester – 39.8 miles
- Derby – 42.5 miles
- Birmingham – 50 miles
- Liverpool – 52.3 miles



### Road Network Connections

- A34 & A500 at the Talke Interchange – 1.1 miles
- M6 Junction 16 – 4.5 miles
- M6 Junction 15 – 8.7 miles



### Rail Freight Terminals (Approximate Distances):

- Birch Coppice – 50 miles (indirect)
- Hams Hall – 53 miles (indirect)
- DIRFT – 70 miles (indirect)



### Transport Infrastructure

- Stoke-on-Trent Station – 6.3 miles
- East Midlands Airport – 50 miles
- Liverpool Port – 52.5 miles
- Birmingham International – 60 miles



## *The Site & Opportunity*

The Land at Lowlands Road presents an exciting 16.95-acre (8.65 ha) commercial development opportunity at the heart of a thriving and well-established industrial location. The established commercial ecosystem in which the site is situated, including the neighbouring Blue Planet building and forthcoming development at Chatterley Park, further strengthens its connectivity and appeal. Formerly part of the Staffordshire Regional Investment Site at Chatterley Valley, the site remains identified for employment use in the emerging Local Plan, highlighting its ongoing commercial importance.

With superb access to the regional road network and a large, skilled workforce nearby, the site is ideally suited for a variety of industrial, logistics, manufacturing, and open-storage uses (subject to planning). Its scale and location provide an attractive and flexible proposition for developers and investors seeking value in a prime growth corridor.

The site's flexibility and connectivity further positions it as an attractive prospect for local and regional businesses seeking an operational base with excellent proximity to both the north-west and midlands. With the possibility to accommodate bespoke operational requirements, the site presents a rare freehold offering to owner-occupiers, amongst a sustained undersupply of such opportunities.

With the West Coast Mainline Railway forming the southern boundary, there is the opportunity for the site to support rail connectivity (subject to obtaining the necessary consents). This potential, coupled with the location's proximity to several prominent rail terminals and travel infrastructure locations, presents an attractive opportunity for businesses and occupiers seeking a site with freight loading prospects.

## Planning & Development Context

The site is located within the jurisdiction of Newcastle-under-Lyme Borough Council and is recognised in both adopted and emerging planning policy as a credible future employment location (subject to planning).

Under the existing framework, comprising the Saved Policies of the Newcastle-under-Lyme Local Plan (2011) and the Newcastle-under-Lyme & Stoke-on-Trent Core Spatial Strategy, the site is subject to Saved Policy E9 (Site Ref. 3: Ravensdale), which supports the renewal of previously granted employment permissions on broadly similar terms throughout the plan period.

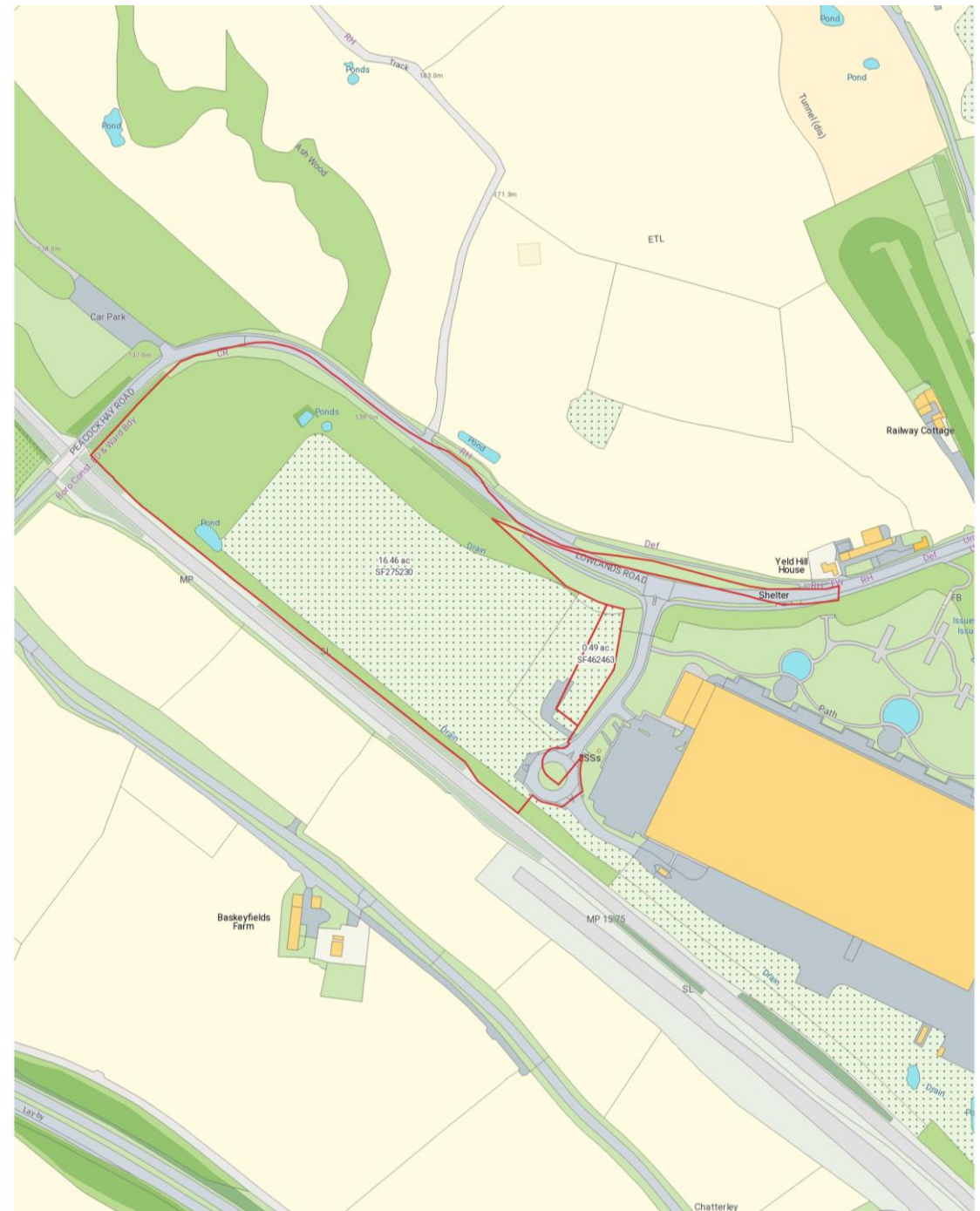
The emerging Newcastle-under-Lyme Local Plan 2020–2040, currently at Independent Examination, further reinforces the site's commercial potential. It is designated as draft employment allocation (Ref: BW1, Chatterley Valley Lowlands Road), identifying it as a preferred commercial location (subject to planning).

The sites position within the adopted and emerging Local Plan Framework provides a strong foundation which reinforces the prospect of delivering commercial and employment uses (subject to planning).

## Technical & Ecological Information

We understand that ground reclamation and drainage works were undertaken in 2007 to create a development platform across the southern portion of the site, extending to approximately 9.10 acres (shown indicatively in dotted green on the accompanying plan). The scope of these works is detailed in the Development Constraints Summary Report, which available in the Sales Pack along with a Phase 1 Geo-Environmental Desk Study and Coal Mining Risk Assessment. It is noted that ground conditions may have changed in the intervening years, and all parties are to make their own enquiries before submitting proposals.

Access to the Sales Pack is available via the appointed agents, which includes a suite of technical and ecological reports. Parties should note that updates or further investigations may be required, and all parties are to make their own enquiries and satisfy themselves.



# *Further Information*

## **Local Planning Authority**

Newcastle-under-Lyme Borough Council, Castle House, Barracks Road, Newcastle-under-Lyme, ST5 1BL

## **Sale Pack**

A Sales Pack containing technical and ecological information is available, including the following:

- Land Registry documents
- Preliminary Ecological Appraisal
- Baseline Statutory Bio-Diversity Metric
- Species Specific Survey Reports
- Utilities Assessment & Constraints Plan
- Phase 1 Geo-environmental Desk Study & Coal Mining Risk Assessment
- Development Constraints Summary Report
- Drone Photography (Dated 2024)

For access to the Sales Pack, please contact the appointed agents.

## **Letters of Reliance**

Where possible, Letters of Reliance will be provided for pertinent and relevant external reports and surveys provided (any cost to provide any Letter of Reliance will be the responsibility of the Purchaser).

## **Tenure and Possession**

The site is held under Land Registry title numbers SF275230 & SF462463. Both titles are to be included in any disposal.

The site is offered Freehold with Vacant Possession to be provided on completion.

## **Method of Sale**

The site is offered for sale via Private Treaty, with offers to be made in writing to the appointed agents.

Unconditional offers are preferred, although consideration will be given to offers with clearly stated conditions.

## **Rights of Way, Wayleaves and Easements**

The site is sold subject to all Rights of Way, Wayleaves and Easements whether or not they are defined in the marketing material.

## **VAT**

Any price quoted or discussed is exclusive of VAT.

In the event that a sale of the Property, or any part thereof, or any right to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the sale price and interested parties must factor this in as part of any offer.

## **Plans, Schedules, and Boundaries**

The plans and schedules within these particulars are based on ordnance survey data and are provided for reference only. They are believed to be correct, but accuracy is not guaranteed. The Purchaser shall be deemed to have full knowledge of all the boundaries and extent of ownership. Neither the Vendor nor their Agent will be responsible for defining boundaries or the ownership thereof.

## **Mineral, Sporting and Timber Rights**

As far as they are owned, the mineral, sporting and timber rights are included in the freehold sale. Interested parties to undertake their own investigations and satisfy themselves on these rights.

## **Viewings**

Strictly by appointment only with the sole selling agent Fisher German.

The Landowner nor their Agent take any responsibility for loss of injury on the Property, and all viewings are undertaken at that person's own risk.

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith, are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated April 2026. Photographs dated November 2024.



Henry Martyn-Smith  
07890 890837  
Henry.Martyn-Smith@fishergerman.co.uk



Mike Price  
07909 596051  
Mike.Price@fishergerman.co.uk

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