

PLOT C - 4 ACRE DEVELOPMENT PARCEL

FOR SALE - OFFERS INVITED ON FREEHOLD BASIS



CHATTERLEY
PARK

A500 / M6 J16

Peacock Hay Road, Stoke-on-Trent, Staffordshire ST7 1UN

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Freehold Development Land Opportunity

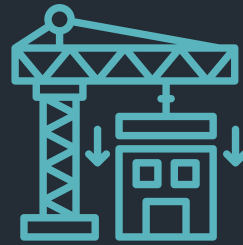
4.04 ACRES



1 MVA POWER



RESERVED MATTERS
PLANNING CONSENT



DEVELOPMENT READY
SERVICED PLATEAU

Plot C provides a distinct, self-contained development opportunity with dedicated access, while benefiting from its position within the wider Chatterley Park masterplan.

The site combines flexibility and operational independence with established infrastructure, strategic connectivity and the wider investment and development momentum of the scheme.

PLOT C
4.04
ACRES



Plot C boasts an oven ready development plateau which benefits from reserved matters planning consent for up to 70,098 SQ FT split across two buildings – The parcel could also be re-designed to accommodate a single user.

A detailed technical pack on the plateau development, infrastructure and utilities is available on request.





CHATTERLEY PARK

The 106-acre Chatterley Park site is adjacent to the A500, in close proximity to Junction 16 of the M6.

Chatterley Park will drive economic growth in Stoke-on-Trent and Staffordshire, reinforcing the areas reputation as a logistics hub and a centre of manufacturing excellence.

Once completed, the 1.2 million sq ft development is expected to support 1,700 jobs, providing a significant boost to economic activity, skills and job density in the local area.

- ☉ Direct access to J16 M6 via A500
- ☉ Strong labour availability with competitive costs
- ☉ Well located to service the major markets of the Midlands, the North West, and Wales

Approximately **3.2 million people** within a 45 minute commute of the site.



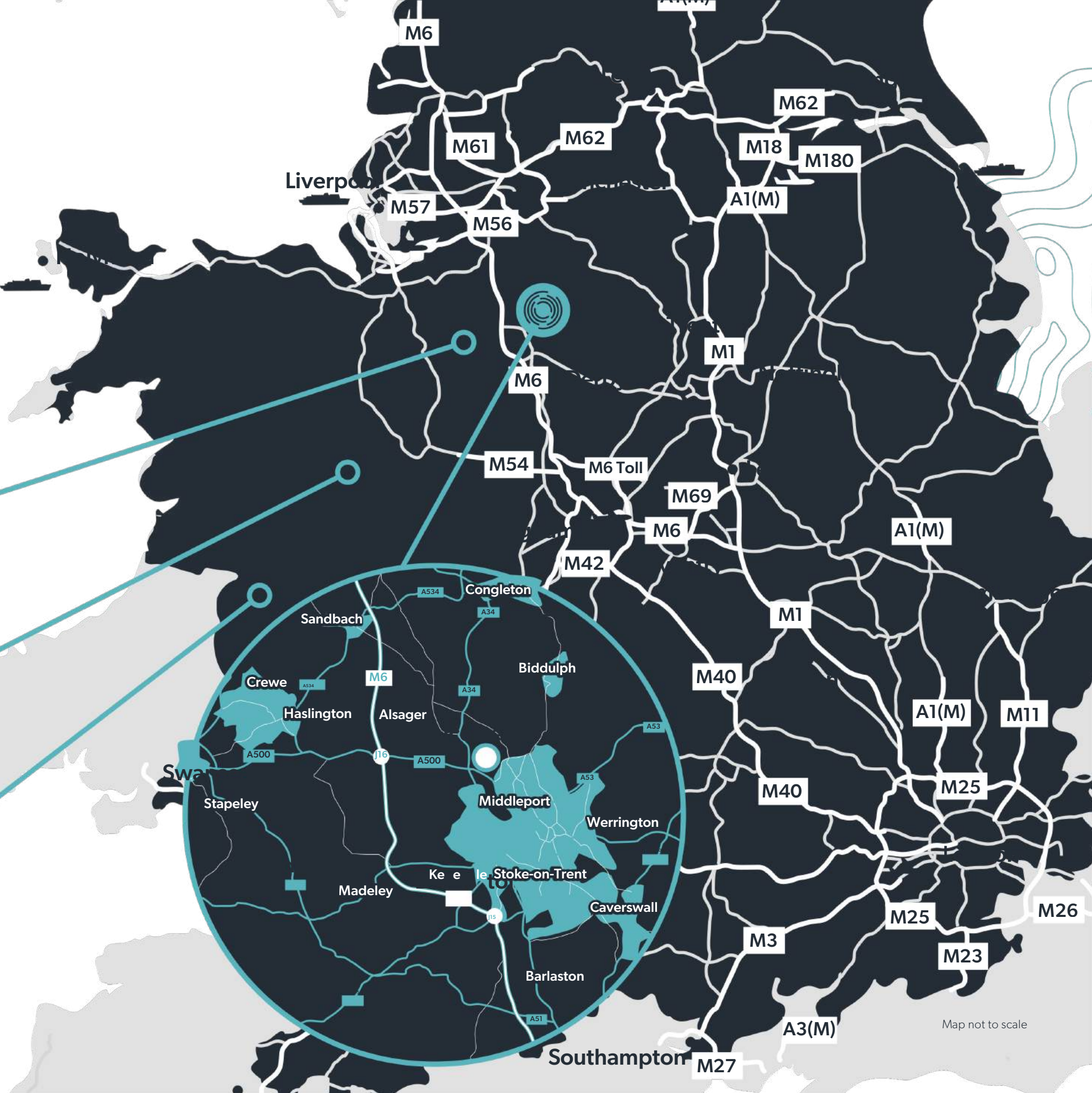
Location

Primed for regional and national reach

	Minutes	Miles
Major Routes		
A500	Direct Access	
M6 J16	8	6
M6 J21A/M62	55	37
M1 J24A	83	56
Towns and cities		
Stoke-on-Trent	10	6
Stafford	33	22
Derby	55	43
Manchester	60	41
Birmingham	60	51
Sea Ports		
Liverpool	88	59
Airports		
Manchester	42	28
Birmingham	65	60
East Midlands	76	51

- 1.5 hours
- 3 hours
- 4.5 hours

Source: Lorry Route Planner



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