

FOR SALE

RESIDENTIAL DEVELOPMENT LAND

585 UTTOXETER ROAD, MEIR, STOKE-ON-TRENT, ST3 5LT

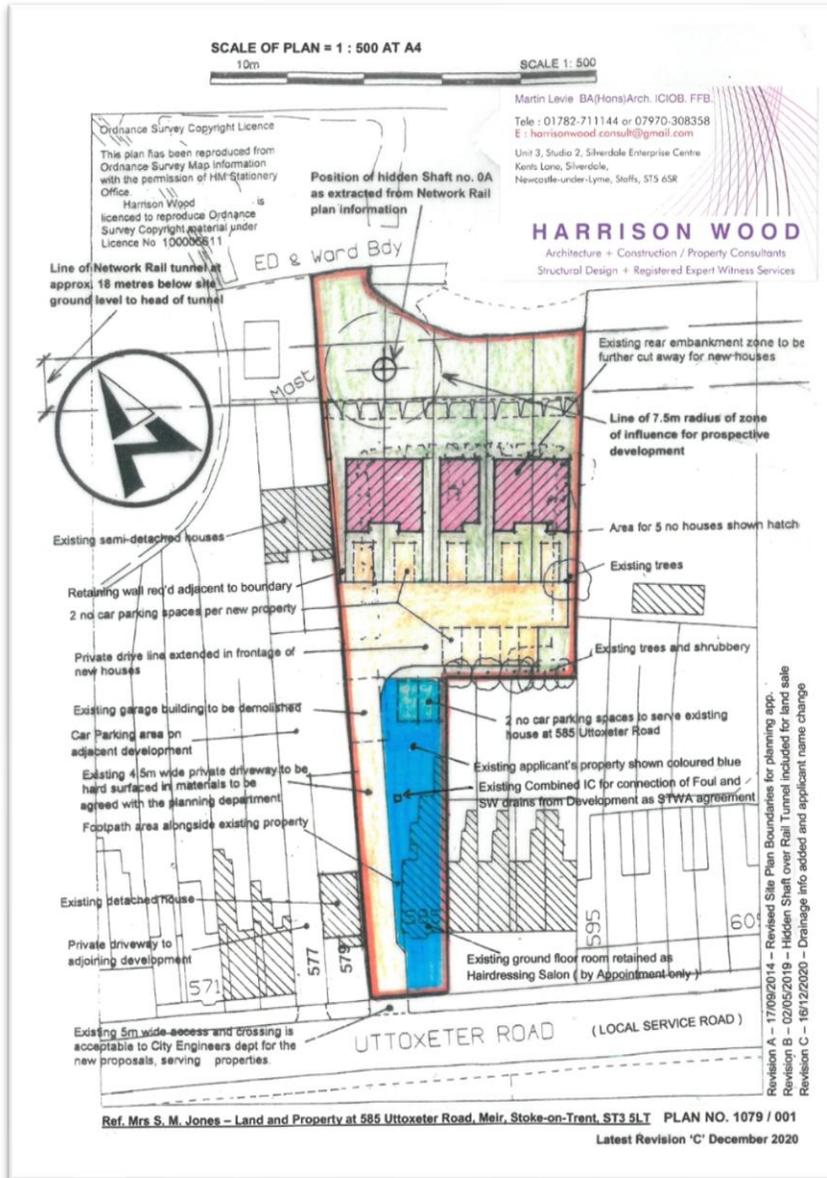


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LOCATION

The site occupies a prominent position within a well-established residential area approximately 5 miles south of Stoke-on-Trent city centre. The property fronts Uttoxeter Road with immediate access to the A50 West bound and close proximity to access to the East bound.

The location benefits from excellent road communications, with the A500 located approximately 3 miles, providing direct connections to the M6 motorway and the regional motorway network, as well as the A50 routes towards Derby and the East Midlands.

A range of local amenities are available nearby within Meir, including neighbourhood retail, supermarkets and healthcare services. The area is well served by a number of local schools. Primary education is provided nearby at Alexandra Junior School, Alexandra Infants' School, Sandon Primary Academy and St Augustine's Catholic Academy. Secondary provision is available at Ormiston Meridian Academy, Abbey Hill Academy and College, together with Co-op Academy Florence MacWilliams and St Thomas More Catholic Academy.

Overall, the site represents a well-located residential development opportunity within an established community, benefiting from good transport connections, nearby amenities and access to a range of local schools.

DESCRIPTION & PLANNING

The site extends to 0.435 acres and benefits from outline planning consent for up to 5 houses with car parking. Outline planning was granted 27 August 2024, ref 66172/OUT, further details can be found on Stoke-on-Trent planning portal. A Noise Assessment report has been completed and available from the agents upon request.

The existing building and barbers at the front of the site will remain and does not form part of the sale. The property will retain an area for 2 parking spaces to the rear and the buyer will be required to erect fencing along the perimeter to separate from the development site and a right of way for parking will be retained. The existing garage is to be demolished as part of the planning for the access.

The rear of the site is on a gradient and beneath the rear of the site is the railway tunnel and a hidden railway shaft which are shown on the plan.

LAND

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SERVICES

Interested parties are advised to make their own investigations to satisfy themselves of their suitability and availability. We understand that as part of the development, drainage will be required to the road.

PRICE

£160,000.

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

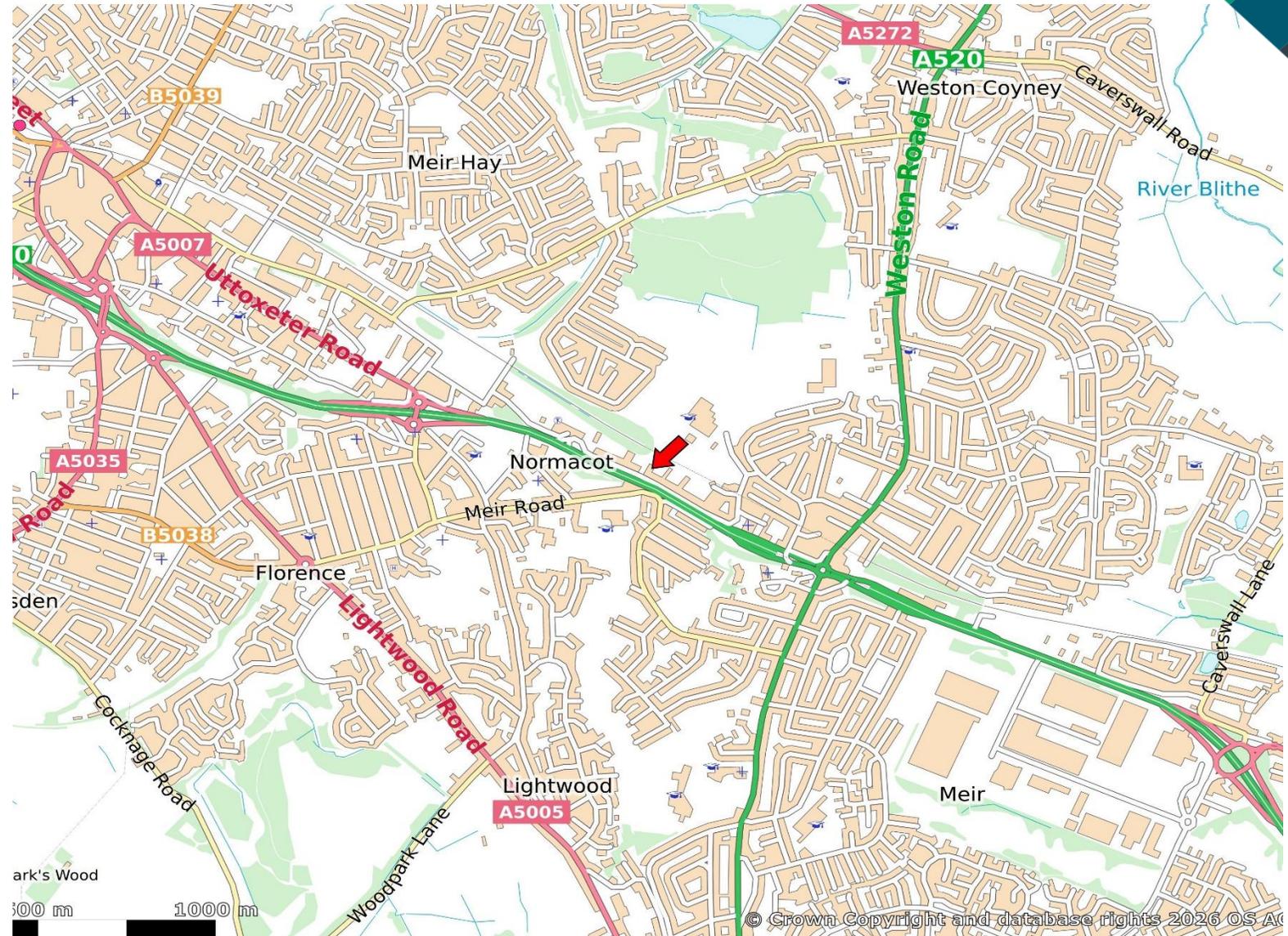
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Mounsey Chartered Surveyors

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