

FOR SALE

ON BEHALF OF STOKE-ON-TRENT CITY COUNCIL

LAND AT MOSSFIELD ROAD, ADDERLEY GREEN, STOKE-ON-TRENT, ST3 5BW



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LOCATION

The site is located on Mossfield Road, close to its junction with Anchor Road in Adderley Green and approximately 1 mile to the north of Longton town centre within the city of Stoke-on-Trent.

The site is approximately 1.5 miles distant from the A50 dual carriageway which provides access to the surrounding local and regional road network, including Junction 15 of the M6 Motorway which is approximately 5.5 miles distant.

DESCRIPTION

The site extends to approximately 2.13 acres and is accessed off Mossfield Road. There is a slope to the front of the site which reduces its level to beneath the site frontage although beyond this the site is generally flat and currently overgrown.

It represents a rare opportunity for a purchaser to acquire land for development or owner occupation.

A desktop Development Constraints report has been undertaken, a copy of which is available from the agents.

ACCOMMODATION	HECTARES	ACRES
Area	0.86	2.13

TENURE

The land is available on a freehold basis with vacant possession.

GUIDE PRICE

Offers in excess of £650,000 are invited.

Both conditional and unconditional offers may be considered.

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

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.



LEGAL COSTS

The purchaser is to cover the vendor's reasonable legal and professional costs.

VAT

Figures quoted are exclusive of VAT which may be applicable.

SERVICES

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

CONTACT

Tom Johnson

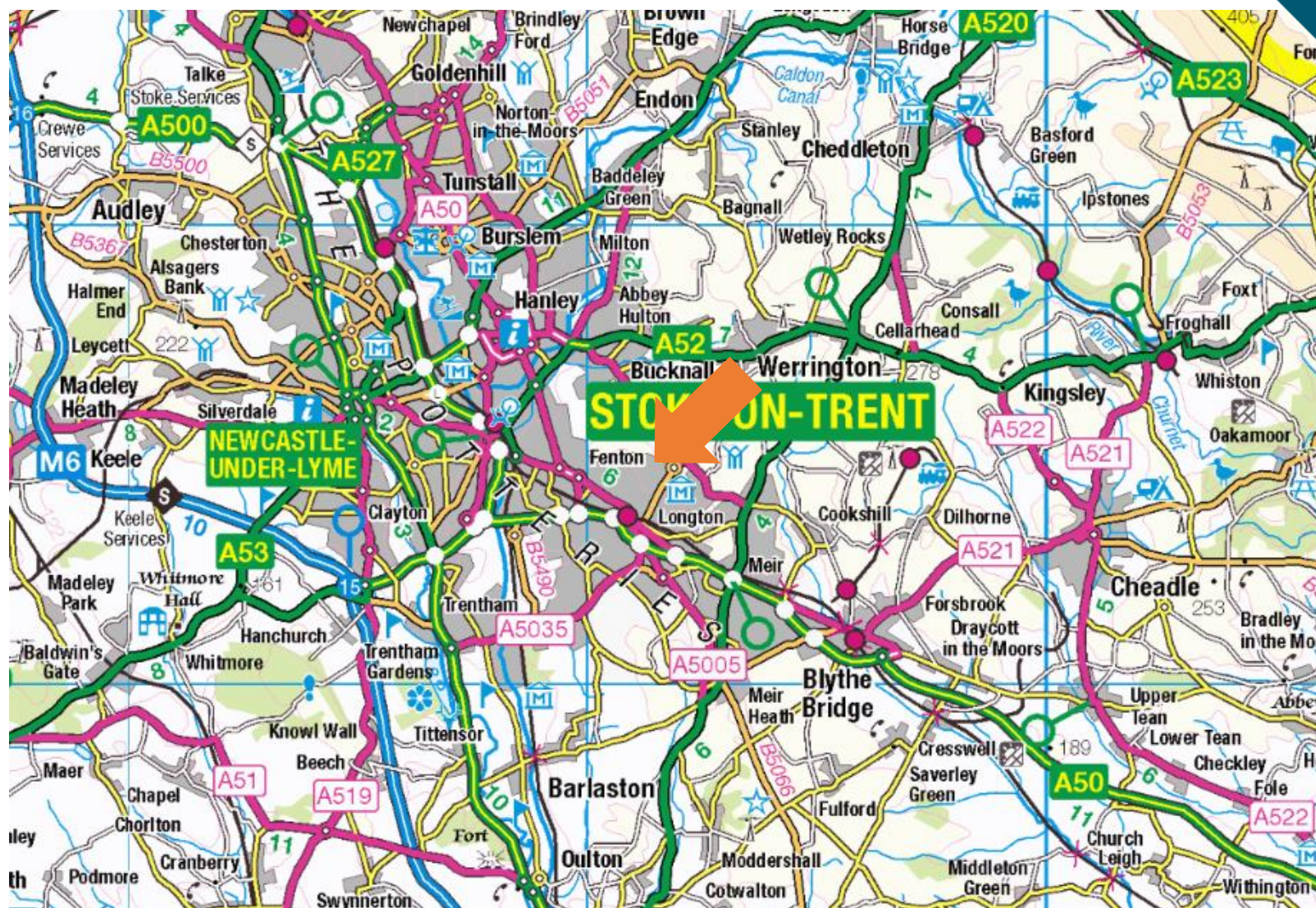
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We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



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The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



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Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



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