

# FOR SALE

## ROADSIDE DEVELOPMENT LAND

LEEK NEW ROAD, COBRIDGE, STOKE-ON-TRENT, ST6 2AS



\*Approximate site boundaries for identification purposes only

Contact Tom Johnson: [tom@mounseysurveyors.co.uk](mailto:tom@mounseysurveyors.co.uk)

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## LOCATION

The site is prominently located on the A53 Leek New Road, a busy arterial road between Stoke-on-Trent and Leek. Hanley city centre is approximately 1 mile distant, whilst the A500 dual carriageway is approximately 2 miles distant.

The surrounding area is dominated by industrial and commercial uses, with traditional terraced dwellings on North Road.

## DESCRIPTION

The site is predominantly flat and considered suitable for a range of commercial uses, with existing consent on part of the site for a drive-thru restaurant (expiring 23<sup>rd</sup> June 2024). A range of technical documentation is available on Stoke-on-Trent City Council's planning portal under reference 65458/FUL.

### ACCOMMODATION

### HECTARES

### ACRES

Site Area	0.279	0.69
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## PRICE

Offers in excess of £400,000 are invited.

## TENURE

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

Both conditional and unconditional offers are invited.

## PLANNING

The land may suit a variety of uses including drive-thru, industrial/trade units or roadside retail.

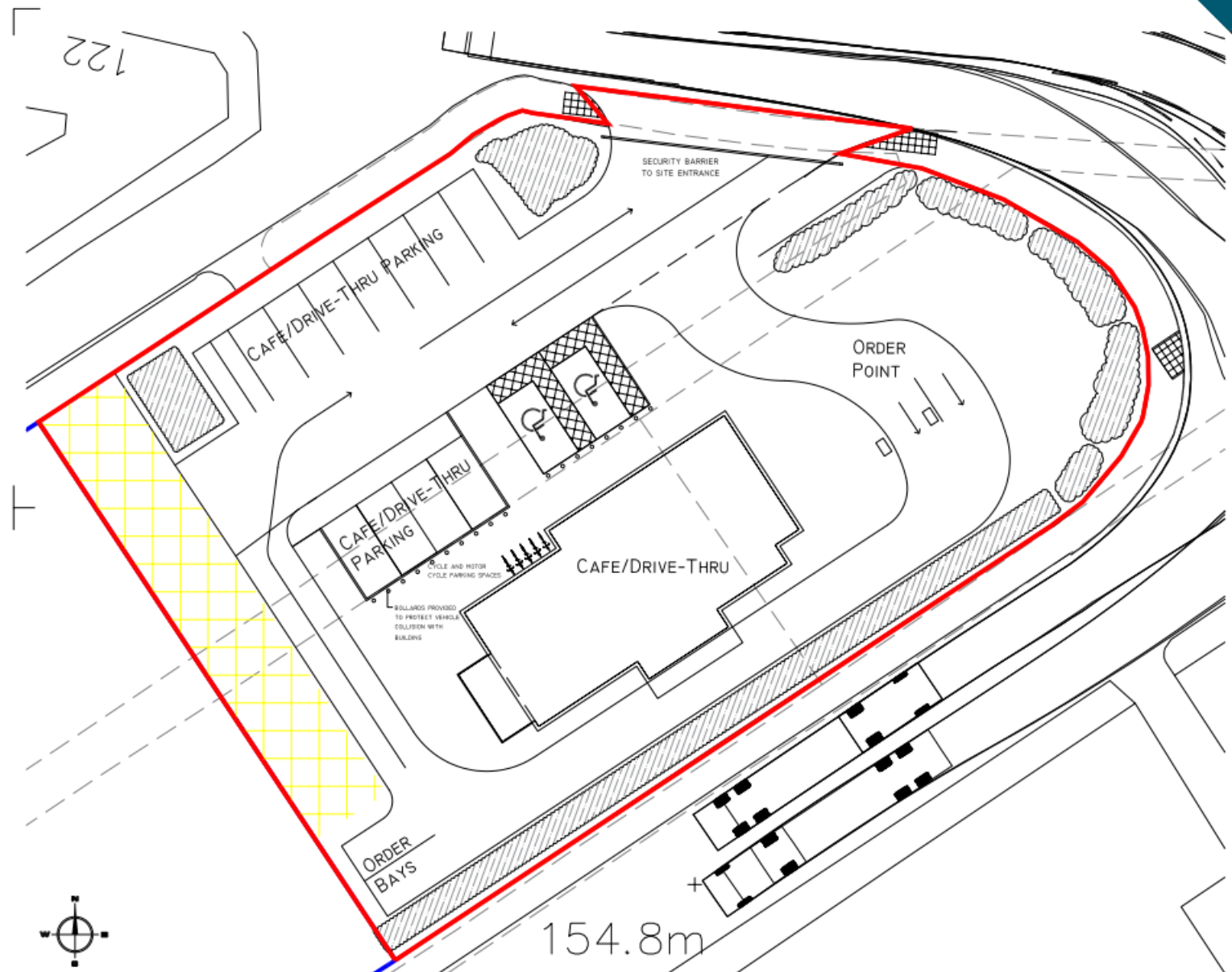
Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

## VAT

The price is quoted exclusive of VAT which may be applicable.

## SERVICES

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





## 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

Each party is to meet their own legal and professional costs in relation to the transaction.

## CONTACT

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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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