

# FOR SALE

ROADSIDE DEVELOPMENT OPPORTUNITY WITH PLANNING

LAND AT BROAD STREET, LEEK, ST13 5NS



Contact Becky Thomas: [becky@mounseysurveyors.co.uk](mailto:becky@mounseysurveyors.co.uk)

T - 01782 202294

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk)



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## LOCATION

The site is prominently located fronting Broad Street in Leek, Staffordshire Moorlands. Broad Street (A53) provides direct access to Stoke on Trent 7 miles to the South and Derbyshire 10 miles to the North. The A523 provides connections to Cheshire and Ashbourne.

Leek town centre is less than half a mile from the site providing predominantly retail uses. Broad Street (A53) benefits from between 38,026 – 77,363 vehicle movements per day as confirmed by Department for Transport December 2022.

## DESCRIPTION

The site has a gross area of approximately 0.42 acres (0.17 hectares).

The decontaminated former petrol filling site is mostly cleared and level on both platforms. There is a two-storey industrial building to the rear and access is available via a shared access road directly onto Broad Street A53.

A data room is available from the agents which offers additional information including a Ground Investigation Report, Topographical and Utility Surveys. Access is available upon request.

## TENURE

The land is available on a freehold basis.

## PRICE

Upon application.

## BUSINESS RATES

The property to the rear of the site is rated for business rates. Further information is available from the agents.

## ACCOMMODATION

## HECTARES

## ACRES

Area

0.17

0.42

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## PLANNING

The site was granted planning in January 2023 for “Erection of two units (Class E/Sui Generis) and associated works” under application (SMD/2022/0189).

Interested parties are advised to make their enquiries of the Local Planning Authority (Staffordshire Moorlands District Council) and further information is available in the data room.

## LEGAL COSTS

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

## VAT

We understand that VAT is applicable to the sale.

## SERVICES

Interested parties are advised to make their own investigations to satisfy themselves of the availability of services to the site and their suitability.

## ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks of all parties leasing and purchasing property.

## CONTACT

**Becky Thomas**

E: [becky@mounseysurveyors.co.uk](mailto:becky@mounseysurveyors.co.uk)

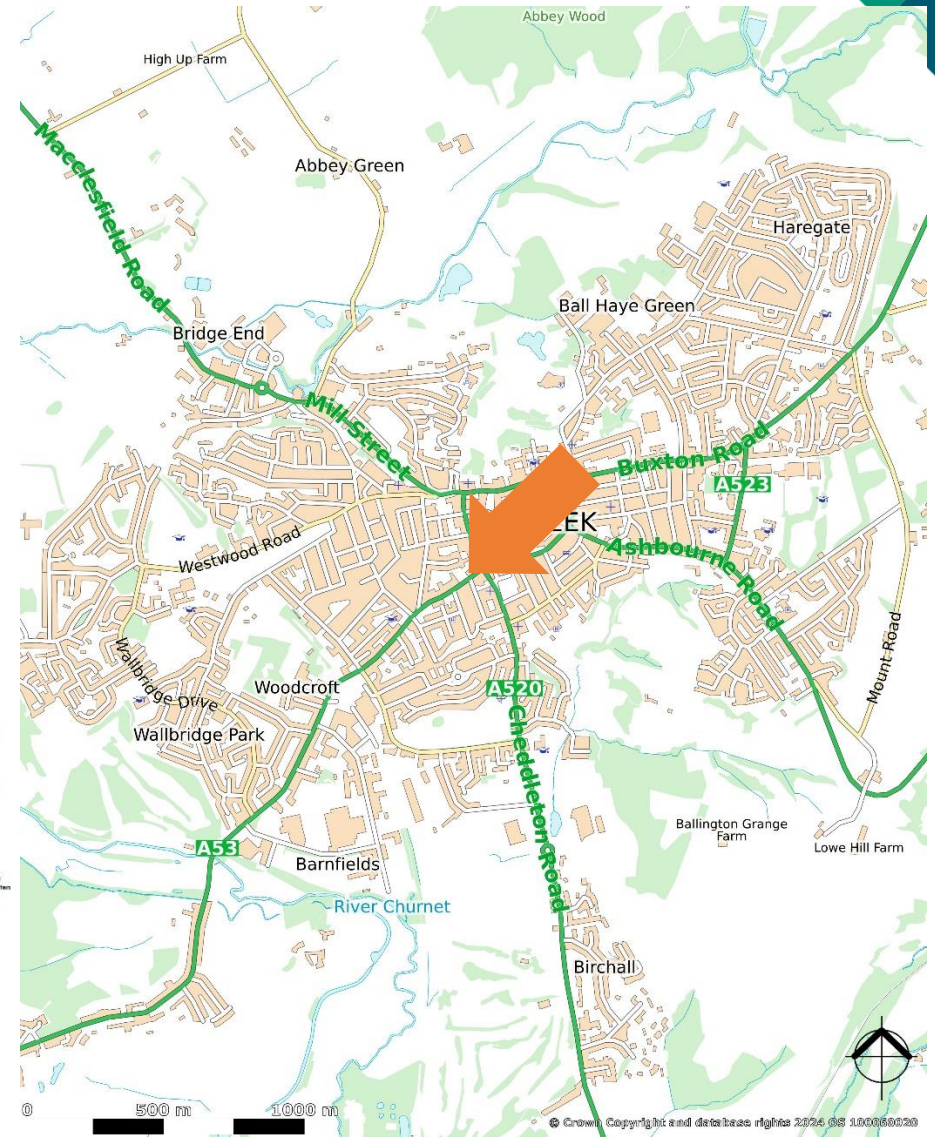
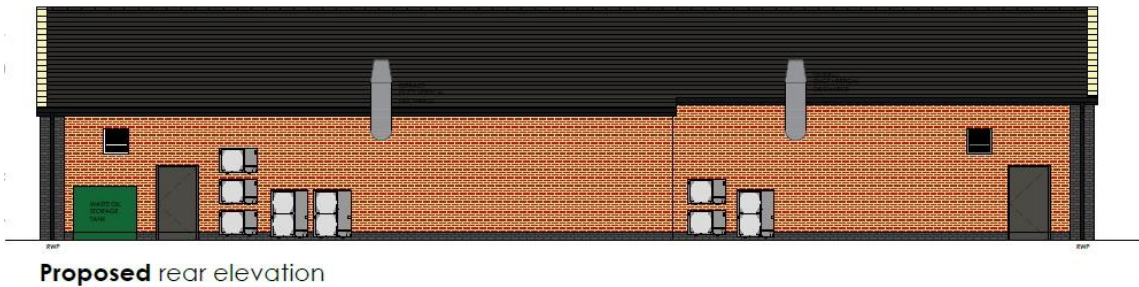
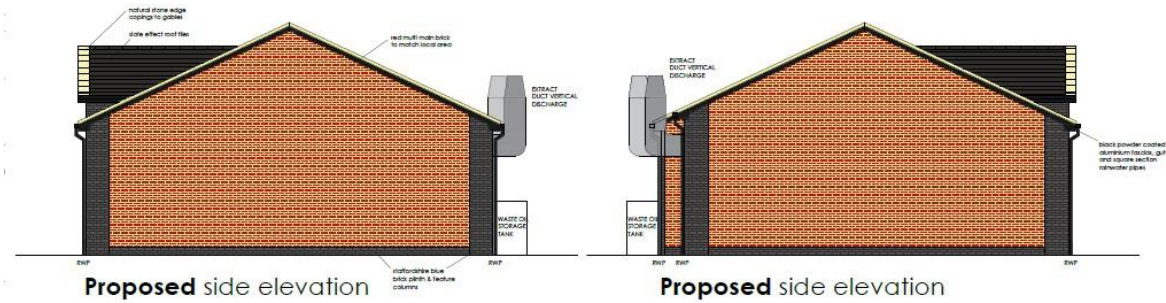
T: 01782 202294

**Mounsey Chartered Surveyors**, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU



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Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.