

FOR SALE

DEVELOPMENT OPPORTUNITY (STPP)

LAND AND BUILDINGS AT 22 CASTLE STREET, ECCLESHALL, STAFFORD, ST21 6DF



*Approximate site boundaries



Contact Tom Johnson: tom@mounseysurveyors.co.uk

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LOCATION

The site is located a short walking distance to the north of Eccleshall town centre, an attractive market town which lies approximately 7 miles to the north west of Stafford and 12 miles to the south of Stoke-on-Trent.

Eccleshall is a desirable residential location with a population of 3,230 (2021 census). It comprises a healthy range of local amenities including a post office, doctors, cafes/restaurants, public houses, butchers and a Co-op convenience store.

The site is situated between a row of traditional terraced dwellings and a modern development of apartments, with the site's rear (west) boundary overlooking agricultural land.

DESCRIPTION

The site extends to approximately 1.045 acres and comprises a cluster of industrial/warehouse units towards its front and centre areas which were formerly occupied by the client's business.

There is a residential dwelling to the front left corner of the site which can be included as part of a sale, subject to terms, or excluded. In the event of the latter, it will be necessary to agree the extent of garden and parking land which the property would retain as part of a sale.

The site has a 32 meter frontage onto Castle Street with two gated access points at present. The areas beyond the buildings are unsurfaced with a range of shrubbery and trees around the site perimeter.

TENURE/GUIDE PRICE

The land is available on a freehold basis with vacant possession on completion. The land is available either as a whole or excluding the residential dwelling with the associated garden and parking land to be agreed. It is currently held under a single title, SF472943.

Both conditional and unconditional offers are invited.

PLANNING

The site comprises a residential dwelling which is currently occupied as well as industrial/warehouse accommodation which is no longer in use.

A planning application was submitted and withdrawn in 2021 for the 'demolition of existing workshop and erection of 10 no. dwellings with associated parking and access'. The planning reference number is 21/33821/FUL.

It is recommended, however, that all interested parties make direct their enquiries to the Local Planning Authority (Stafford Borough Council).

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 relating to any transaction.

CONTACT

Tom Johnson

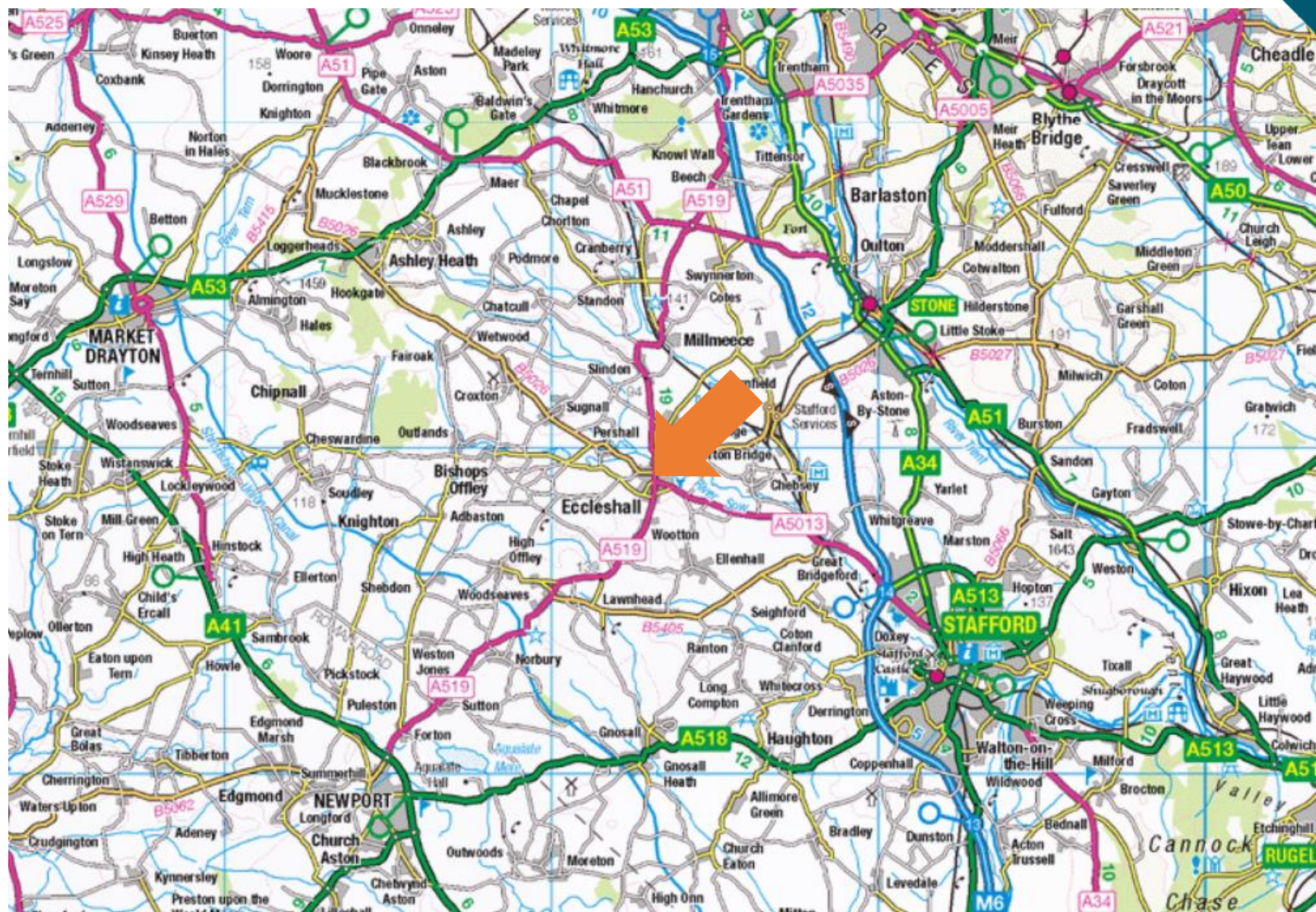
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