



**RORY MACK**

**ASSOCIATES**

**LAND ADJACENT TO THE  
VILLAS, STOKE,  
STOKE ON TRENT, ST4 5AH**

**GUIDE PRICE  
£350,000**

- Potential residential development opportunity
- 2.75 acre site never been developed previously
- Adjacent to The Villas – a prestigious period housing development
- Would suit low density high quality residential scheme (STP)
- Main road connection to Leadbeater Avenue





## LAND ADJACENT TO THE VILLAS

### STOKE, STOKE ON TRENT,

### ST4 5AH

#### GENERAL DESCRIPTION

A site extending to 2.75 acres that has remained undeveloped and is located adjacent to The Villas, a residential enclave of 24 individual Victorian houses located in a conservation area on the outskirts of Stoke town centre. The site has numerous frontages, and as well as being adjacent to The Villas the boundaries of the site also back on to the rear boundaries of numerous private houses, making the site an idea in-fill development opportunity. If developed the site would be accessed via Leadbeater Avenue as one of the site's boundaries is adjacent to the end of this cul-de-sac. The site is of an irregular shape and elevates towards its northern corner.

#### LOCATION

The site is located in the leafy suburbs of Stoke on Trent and is approximately ½ a mile to the south of Penkhull and within a mile of the A500 and A50. Most of the northern boundary is adjacent to the private access road serving The Villas although if the site is developed it is expected that access will be via Leadbeater Avenue to the southern edge of the site.

#### SITE AREA

The boundaries of the site have been measure using Promap and the site has been calculated as being 2.75 acres (1.15 ha)

#### VAT

The purchase price is not subject to VAT.

#### SERVICES

We understand that all mains' services are available, subject to the utility providers conditions. It is the responsibility of the buyer to confirm that sufficient services are available.

#### TENURE

The site is available freehold, subject to contract and with vacant possession completion. The vendor is prepared to grant an interested party a period of exclusivity in order to submit and have their planning application considered on the basis that it will be a condition of the contract that completion takes place as soon as planning permission is granted.

#### PLANNING HISTORY

There have been previous discussions with the local planning dept (via a Pre-App meeting) who have generally been supportive of a low-density scheme provided that certain conservation obligations are complied with. No formal planning applications have been submitted to the local authority. To assist with an application the vendor has a number of commissioned reports that will assist to include:

- Tree Report
- Knotweed Report
- Bat Activity Report
- Bat Endoscopes Report
- Prelim Ecology Report

#### LOCAL AUTHORITY

Stoke on Trent City Council  
Floor 3, Civic Centre, Glebe Street, Stoke-on-Trent, ST4 1HH  
Tel: 01782 232372

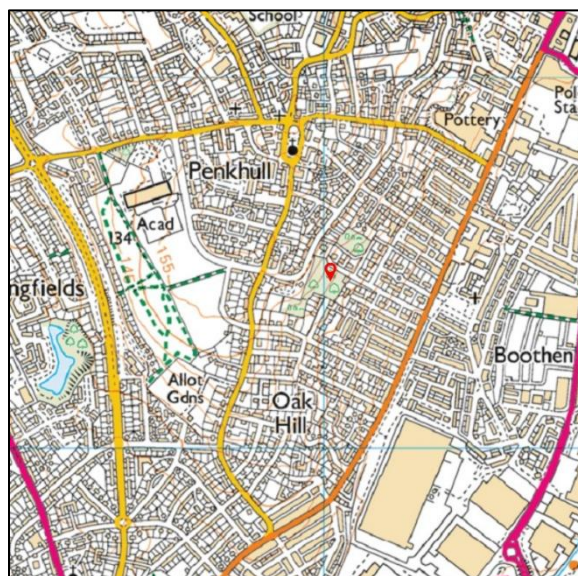
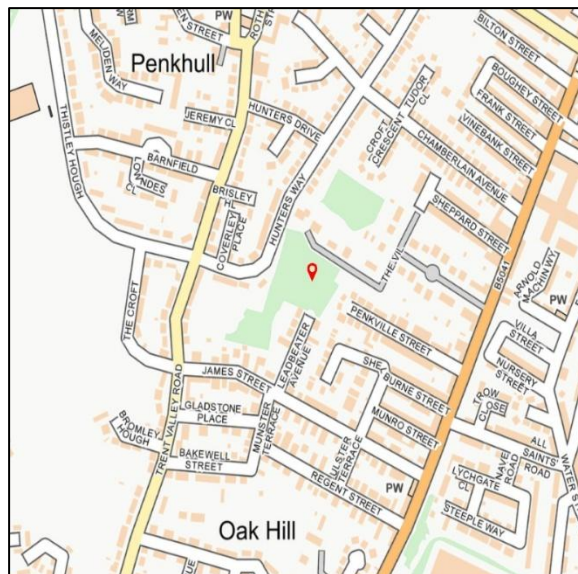
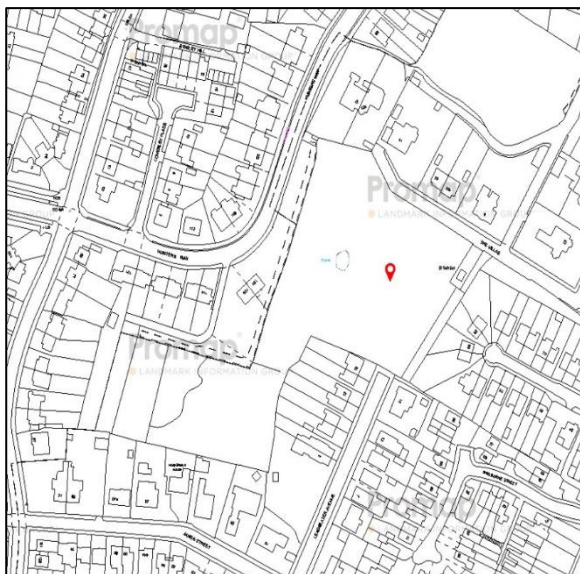
#### ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

## LAND ADJACENT TO THE VILLAS

STOKE, STOKE ON TRENT,

ST4 5AH



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the