



FOR SALE

**INDUSTRIAL DEVELOPMENT SITE
APPROX 2.43 HECTARES (6 ACRES)**



**LAND OFF CHATTERLEY ROAD/LOWLANDS ROAD
TUNSTALL
STOKE ON TRENT
ST6 5JF**

Description

The site comprises a former railway branch line which has been cleared and prepared for development, extending to approximately 2.43 hectares (6 acres).

The front two acres of the site has planning consent for light industrial development.

Location

The site is situated on the south side of Lowlands Road and to the west of Chatterley Road, on the Stoke on Trent/Newcastle Under Lyme border, close to the towns of Tunstall and Kidsgrove.

The site adjoins the JCB Blue Planet logistics warehouse and is also in close proximity to the Northern Trust owned Genesis Centre.

The site is just off the A34/A500 Talke Interchange, providing access to Junction 16 of the M6 to the west and the City Centre approximately 5 miles to the south.

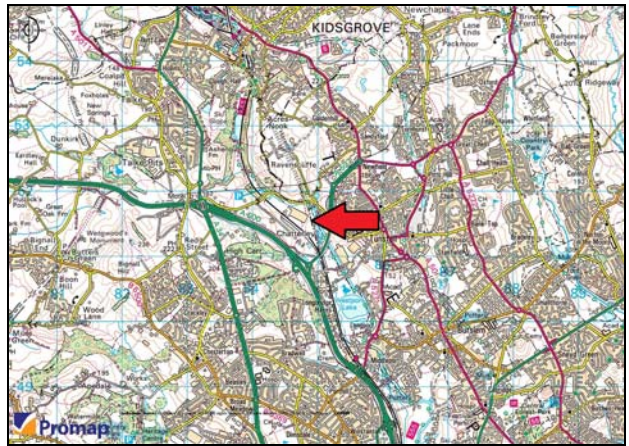
Planning

Planning consent, APP No 56416, was granted on 5 January 2016 for the erection of 4 industrial units for business (Use Class B1 b & c), general industrial (B2) and/or storage or distribution (B8).

Further information may be downloaded from the City of Stoke on Trent Planning website - (<https://planning.stoke.gov.uk/online-applications/>).

Services

We are not aware of any service connections to the site and interested parties should, therefore, make their own enquiries of the relevant providers.



Tenure

The property tenure is Freehold, with the exception of a Long Leasehold section at the southern end of the site.

The sale is subject to an "overage provision" in favour of London & Continental Railways. Further information is available upon request.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable for VAT.

Terms

Offers are invited for the benefit of the freehold/long leasehold interest.

Viewing

Strictly by appointment with Wignall Brownlow. Contact Jonathan Brownlow on 0161 839 6409 or via email to jdb@wignallbrownlow.co.uk.

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SUBJECT TO CONTRACT