



our difference your choice

# FOR SALE



APPROXIMATE BOUNDARIES FOR IDENTIFICATION ONLY




## ROADSIDE DEVELOPMENT LAND

CIRCA 0.74 ACRES

WE PROMOTE THIS PROPERTY ONLINE...



LAND TO THE NORTH OF LEEK NEW ROAD, COBRIDGE, STOKE-ON-TRENT

-  Prominent position
-  Large Frontage to a busy road.
-  Suitable for a range of uses (STPP)

our difference your choice

to arrange a viewing or to hear more call us on  
or visit us online at...

# 01782 202294

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



our difference your choice

## THE CONTACTS FOR THIS PROPERTY ARE:

Strictly via agent:

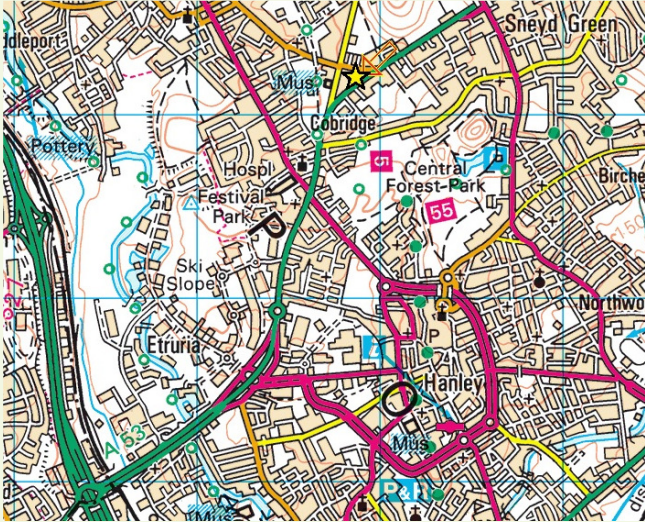
### Mounsey Chartered Surveyors

Lakeside, Festival Way, Festival Park, Stoke on Trent, ST1 5PU.

Telephone: **01782 202294**

Contact: **Richard Mounsey / Tom Johnson**

Email: richard@mounseysurveyors.co.uk  
tom@mounseysurveyors.co.uk



### LOCATION

The site is located off North Road and Leek New Road in Cobridge, Stoke on Trent. The Leek New Road provides access to the city centre (approx. 1.5 miles) to the south. The A500 is approximately 2 miles to west providing dual carriageway access to the main arterial roads in the area to include both Junctions 15 & 16 of the M6 Motorway and the A50. The surrounding uses are predominantly commercial in nature and include trade Counter, manufacture and storage.

### DESCRIPTION

The site is very prominent and is suitable for a range of roadside and trade uses. There are a number of historic planning consents on the site including car showroom and the position of the site lends its self particularly to trade, roadside and commercial uses.

### ACCOMMODATION

Circa 0.74 acres (0.324 Hectares)

### TENURE

The property is available freehold.

### PRICE

£300,000

### RATING ASSESSMENT

We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council) on 01782 238274.

### PLANNING

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

### SERVICES

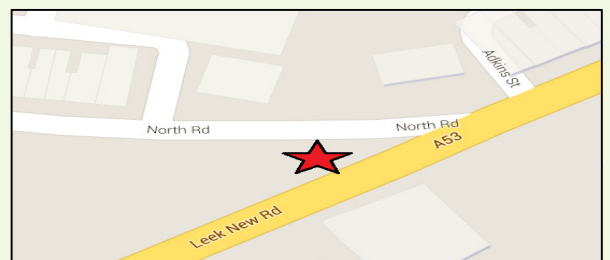
All main services are believed to be connected to the property but have not been tested. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

### LEGAL COSTS

Each party is responsible for its own legal and professional costs in connection with the transaction.

### VAT

All prices and rent are quoted exclusive of VAT which may be payable.



our difference your choice

Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii) no person in the employment of Messrs Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- iv) all rentals and prices are quoted exclusive of VAT.
- v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited