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# LAND FOR SALE / DESIGN & BUILD OPPORTUNITY



## ROADSIDE DEVELOPMENT LAND

2.071 Acres (0.838 Hectares)

CAMPBELL ROAD  
STOKE-ON-TRENT  
STAFFORDSHIRE  
ST4 4RJ

-  Very Prominent Development Opportunity
-  Considered suitable for a variety of uses (STPP)
-  Adjacent to A50 and A500 dual carriageways

WE PROMOTE  
THIS PROPERTY  
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## 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](mailto:richard@mounseysurveyors.co.uk)  
[tom@mounseysurveyors.co.uk](mailto:tom@mounseysurveyors.co.uk)



## LOCATION

The subject site is situated on Campbell Road, Stoke-on-Trent in close proximity to the A50/A500 dual carriageway intersection and adjacent to the Riverside Park office development. The site is very well-located for the surrounding local and regional road network, including Junction 15 of the M6 Motorway which is approximately 2 miles distant.

## DESCRIPTION

The site is currently arranged as car parking, being predominantly flat and prominently positioned within a recognised commercial location. It is envisaged that a variety of redevelopment uses will be considered suitable, briefly including the following:

- Petrol Filling Station
- Pub/Restaurant
- Trade Counter
- Offices
- Car Showroom
- Industrial
- Food Retail Convenience

## SITUATION

The property has a very prominent position and is centrally located to the North Staffordshire conurbation. The intersection off the A500 and A50 sits adjacent to the site providing access to a retail catchment of 324,000 people within a 20 minute drive time of the property.

## ACCOMMODATION

2.071 Acres (0.838 Hectares)

## TENURE

Freehold. The site is available by way of a design and build opportunity. Considerations will be given to a land sale.

## PRICE

Upon application.

## PLANNING

The site is considered suitable for a number of different uses, although interested parties are advised to direct their enquiries to the Local Planning Authority (Stoke-on-Trent City Council).

## LEGAL COSTS

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

## VAT

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

**Further information is available from the selling agents.**

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