

# FOR SALE

## RESIDENTIAL DEVELOPMENT OPPORTUNITY

A RESERVED MATTERS PLANNING PERMISSION AND A REMEDIATED SITE

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NEWCASTLE-  
UNDER-LYME

ROYAL STOKE  
UNIVERSITY HOSPITAL

M6



SEDDON HOMES  
'THE HAWTHORNS'

HERITAGE PARK

A525 KEELE ROAD

PEPPER STREET (B5044)

13 ACRES

Land at Pepper Street, Keele, Newcastle Under Lyme, ST5 6QQ

# FOR SALE – RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAND AT PEPPER STREET, KEELE, NEWCASTLE UNDER LYME ST5 6QQ



INDICATIVE OUTLINE

# FOR SALE – RESIDENTIAL DEVELOPMENT OPPORTUNITY

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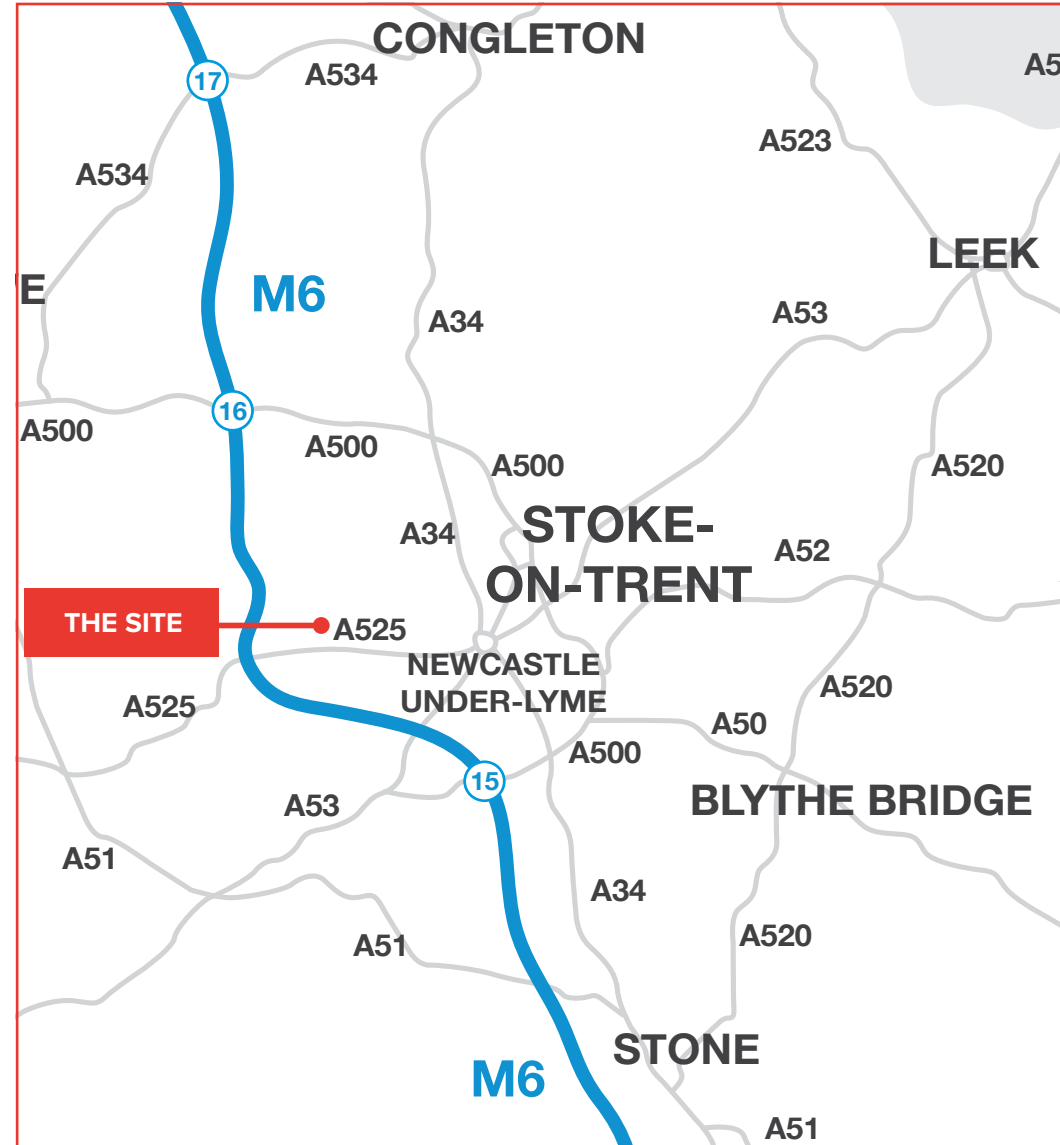
## LOCATION

Newcastle-under-Lyme is a market town in North Staffordshire situated in close proximity to Stoke-On-Trent and benefits from good road connectivity, a range of retail/leisure/convenience offerings.

Keele is located within the Borough of Newcastle-under-Lyme, approximately 3 miles to the West of the town centre and also benefits from good connectivity via the A525 whilst Junction 15 and 16 of the M6 motorway are located in close proximity.

Keele benefits from having a university which occupies a 620 acre rural campus and includes a Clinical Education Centre, School of Medicine, Science and Business Park and Sports Centre.

## NEWCASTLE UNDER LYME



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## SITUATION

The site is accessed off Pepper Street (B5044) and situated between Keele to the South West (0.9 miles) and Silverdale to the North East (0.9 miles). Keele University is located approximately 1.5 miles away.

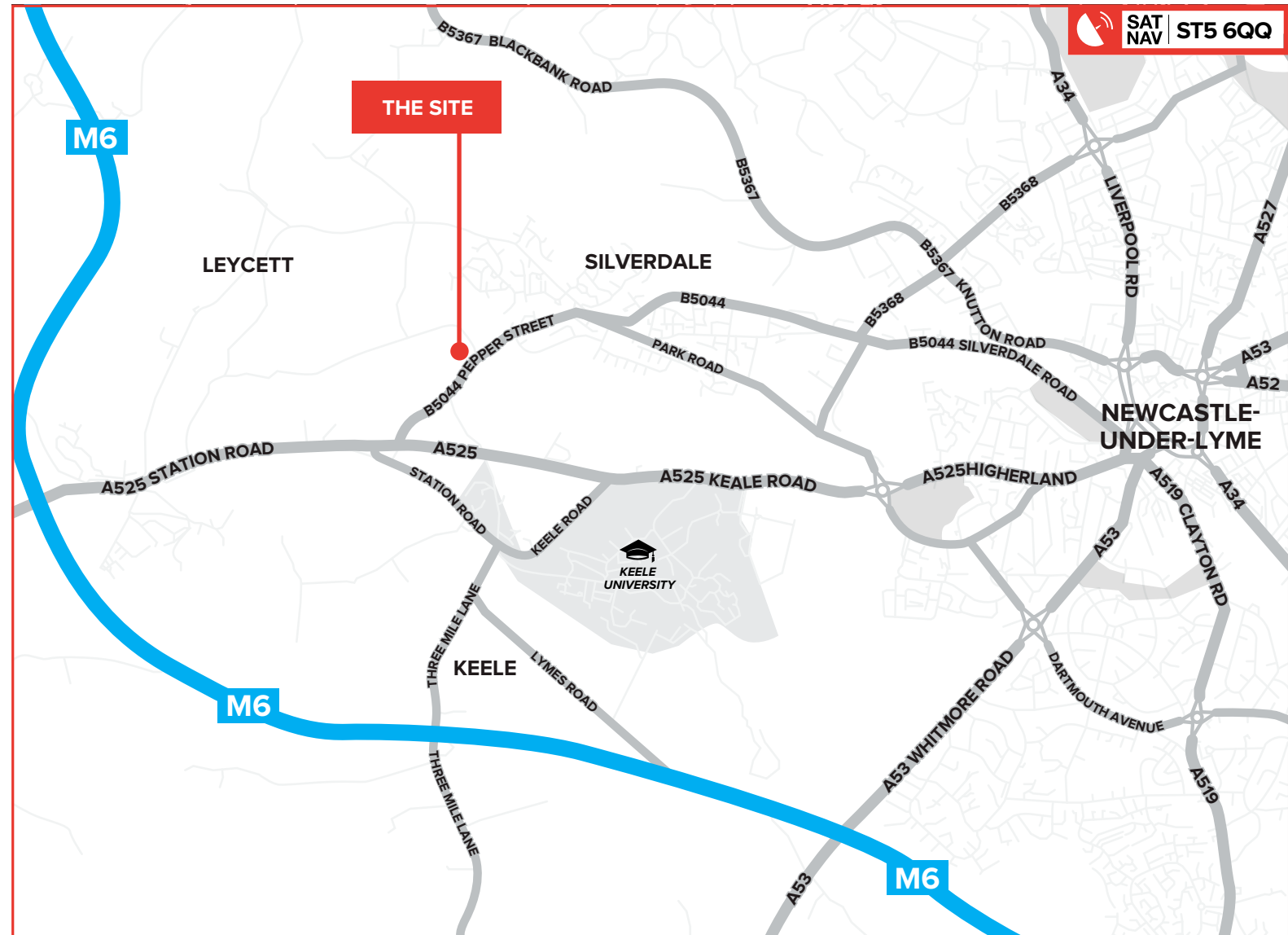
There are three primary schools located in close proximity to the site being St Lukes C of E Primary School, Silverdale Primary School and St Johns Primary School.

Silverdale benefits from a number of convenience stores including a Co-Op and a Nisa along with a number of public houses. The village also has a football club and an employment park known as “Silverdale Enterprise Centre”.

There is a bus stop located near the entrance of the site whilst there are regular bus services running from Silverdale and Keele.

## DISTANCE

- Stoke on Trent- 5.5 miles
- Crewe Train Station- 11 miles
- Manchester- 45 miles
- Birmingham- 49 miles
- Liverpool- 55 miles



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## DESCRIPTION

The site is situated in an elevated position with vehicular access provided off Pepper Street to the South East and Pedestrian access off Hollywood Lane to the East.

The site has recently undergone significant remediation and is now readily available for development. Further information on the remediation works undertaken can be found within the Technical Pack.

## PLANNING

The site originally had Outline Planning Permission granted in 2015 for residential development of up to 100 units, planning reference number 13/00970/OUT.

A Reserved Matters Planning Application has since been submitted for “ approval of reserved matters for layout, scale, appearance and landscaping for the erection of 100 Dwellings” which was subsequently approved in April 2018, planning reference number 18/00262/REM.

There is a 6% affordable contribution requirement.

## TECHNICAL INFORMATION

There is a technical pack available to all interested parties. Please request for access.

## PUBLIC OPEN SPACE

The public open space is excluded from the sale however access and services will need to be provided to the boundary.



## ACREAGE

13 acres.

INDICATIVE MASTERPLAN

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A programme of site remediation works has been undertaken under the supervision of Betts Associates. Further information upon request.



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## KEELE UNIVERSITY

Keele University is the largest single site campus university in Britain extending to circa 620 acres. The university comprises a science park and conference centre along with a number of academic building and student accommodation. The total number of students attending the university are 10,600.

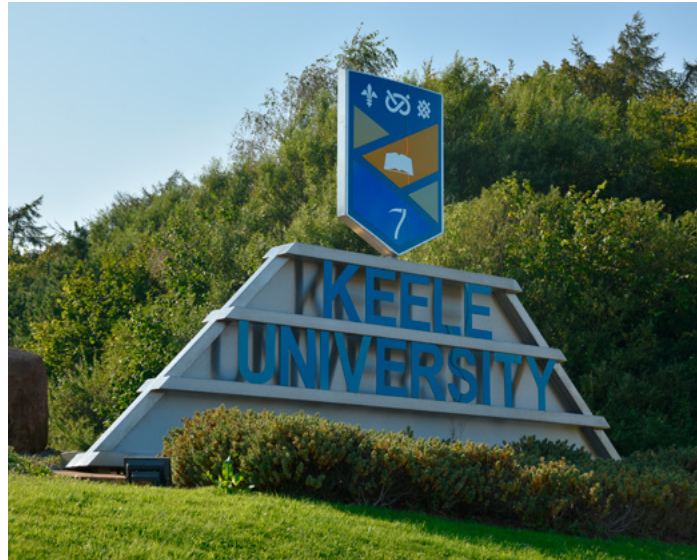
The university has recently received a number of accolades:-

- Global top 20 campus of sustainability
- 1st in England for student satisfaction with courses
- GOLD in the teaching excellence framework
- 96% graduate employability
- 97% of research world leading, or of international importance.

In 2009, the University was awarded a Queen’s Anniversary Prize for Higher and Further Education, for ‘pioneering work with the NHS’.

Future growth and expansion is planned with approximately 2,300 new student rooms being developed by 2021 along with a new music and teaching facility and a larger medical centre with dedicated parking facilities. Whilst the new science park Mercia Centre for Innovation and Leadership (MCIL) initiative is due for completion in 2019 serve as a relocation for the school.

The subject site is situated 1.5 miles from the campus.



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## TENURE

Freehold

## TERMS

For sale by the way of private treaty, please formally register your interest with the sole agents Legat Owen.

The Client has a strong preference for unconditional offers,

## VAT

The Vendor reserves the right to charge VAT if applicable.

## LEGAL COSTS

Each party is to bear their own legal costs

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations two forms of identification and confirmation of source of funding may be required.

## VIEWING

For further information on viewings please contact the sole agents Legat Owen:

Ben Lamont  
benlamont@legatowen.co.uk  
01244 408233

Stephen Wade  
Stephenwade@legatowen  
01244 408216

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