

LAND/DEVELOPMENT SITE



Land at Power Station Road, Rugeley, Staffs, WS15 2HS

- Total Site Area Approx 1.24 Acres (0.502 Hectares)
- Prominent Roadside Position
- Opposite an existing Tesco Superstore
- Suitable for a Variety of Uses (Subject to Planning)



Printcode: 20191014

Land at Power Station Road, Rugeley

LOCATION

The site is prominently located adjacent to Rugeley bypass (A51) and approximately 1/2 a mile east of the town centre. Birmingham city centre is approximately 23 miles to the south.

DESCRIPTION

The site comprises of a total area of approximately 1.24 acres (0.502 hectares) and is situated adjacent to the JCB factory, being within a mixed use area and abutting the A51 Rugeley bypass.

There is an existing Tesco superstore situated directly opposite and other occupiers within the immediate vicinity include Amazon, McDonalds drive-thru, Colliers Public House and Premier Inn and JCB.

ACCOMMODATION

All measurements are approximate:

Total Site Area Approx **1.24 acres (0.502 hectares)**



PROPERTY REFERENCE

CA/BP/2024/ELH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

PLANNING

All interested parties are advised to discuss the proposed Planning use with the Local Planning Authority, Cannock Chase Council.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs in relation to any transaction.

AVAILABILITY

Immediate.

VIEWING

Strictly by prior appointment with the Agent's Cannock office.

ASKING PRICE

Unconditional offers are invited for the Freehold interest in the site. Consideration may also be given to conditional offers.

VAT

VAT will be charged on the sale price.

TENURE

Freehold.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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