



NEWCASTLE UNDER LYME

Shelton New Road, Hartshill, ST4 6EP

RETAIL/LEISURE DEVELOPMENT OPPORTUNITY

LOCATION

The development opportunity fronts Shelton New Road (B5045), approximately 1.5 miles east of Newcastle under Lyme town centre and 1.8 miles west of Hanley town centre.

The property is easily accessible from the A500 dual carriageway which links Stoke on Trent with the M6.

The site is bounded with residential to the north, west and south whilst also being approximately 1.5 miles from the Stoke Royal University Hospital.

DESCRIPTION

The opportunity comprises of a development site extending to approximately 1.96 acres (0.79 hectares) with an extensive frontage on to Shelton New Road.

The land to the rear has been sold to Persimmon who have started on site to develop approximately 130 dwellings known as Minton's Wood. Further information can be found by clicking here: www.persimmonhomes.com/minstons-wood-10678

SERVICES

Main services (water, gas, electricity and drainage) will be installed to the site boundary.

TIMING

The installation of services and construction of the access road is underway and it is anticipated it will be completed Q1/Q2 2017 when the site will be ready for handover.

PLANNING

The site benefits from an outlined planning permission from the City of Stoke on Trent Authority (ref: 54871) for a mixed use development comprising local centre (A1/A2/A5) and pub/restaurant (A3/A4).

The site may be suitable for a variety of other commercial uses, subject to a revised planning permission.

PROPOSALS/TERMS

The site is available by way of a freehold sale of alternatively our client would consider Design & Build opportunities, subject to satisfactory lease terms being agreed.

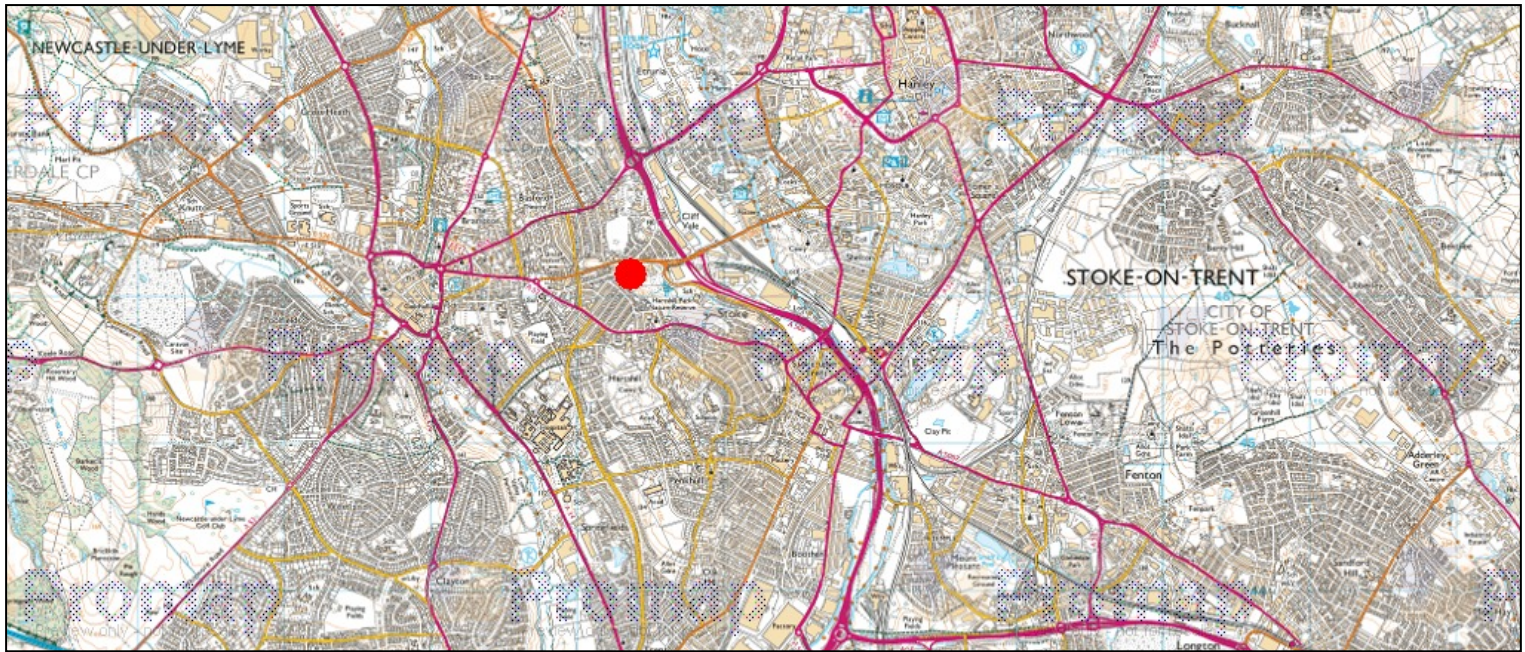
For more information please contact:

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FURTHER INFORMATION

Further information including plans, drawings and site investigation information is available from the agents. Please contact either Legat Owen or Titchmarsh & Co for further information.

COSTS

Each parties bear their own legal or professional costs incurred in the transaction.

VAT

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

SUBJECT TO CONTRACT

JJW0112016

VIEWING

Strictly by appointment through the joint agents:-

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