

FOR SALE Development Site

Land at Tollgate Industrial Estate, Beaconside
Stafford ST16 3HS



Contact

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Location

The site is predominantly located fronting the A513 Beaconside which is the northern bypass of Stafford. It is located approximately 2 miles north-east of Town Centre.

The site benefits from good road links with the A34 close by and junction 14 of the M6 motorway approximately 2 miles to the west, providing access to Manchester, North and Birmingham, South. Stafford train station is located 2 miles south.

The surrounding area is predominantly industrial with nearby occupiers including Motor Match, City Plumbing, Wynnstay Stores and a self-storage unit directly to the rear of the subject site.

Description

A vacant, levelled and serviced development site accessed from Paton Drive with extensive frontage to the A513 and Common Road to the rear.

Accommodation

	Acres	Hectares
Site Area	3.9	1.6

Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure & Terms

The site is available freehold as shown outlined in red on the plan.

Offers in the region of £2,100,000 are invited for our client's freehold interest with vacant possession.

Planning

The site has a lapsed consent for car dealership use. Further information is available upon request.

Interested parties are advised to make their own enquiries from Stafford Borough Council.

Legal Costs

Each party is to be responsible for their own legal and professional fees in this transaction.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewing

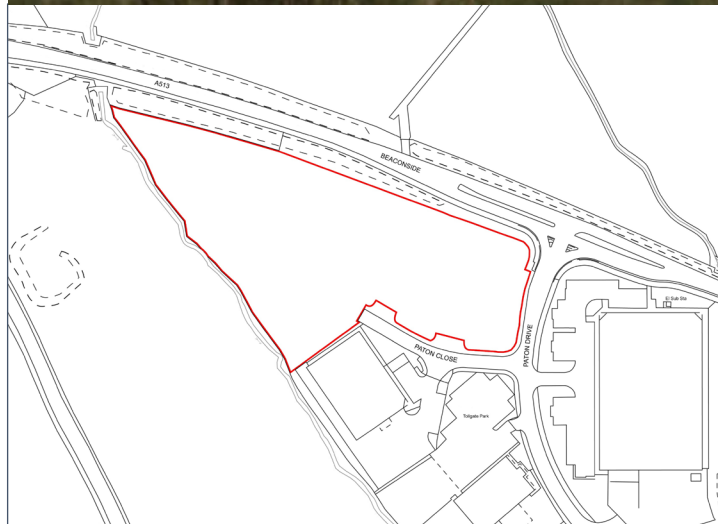
The site can be viewed from the adjoining public highway.

**3.9 acre (1.6 hectares)
Development Site**

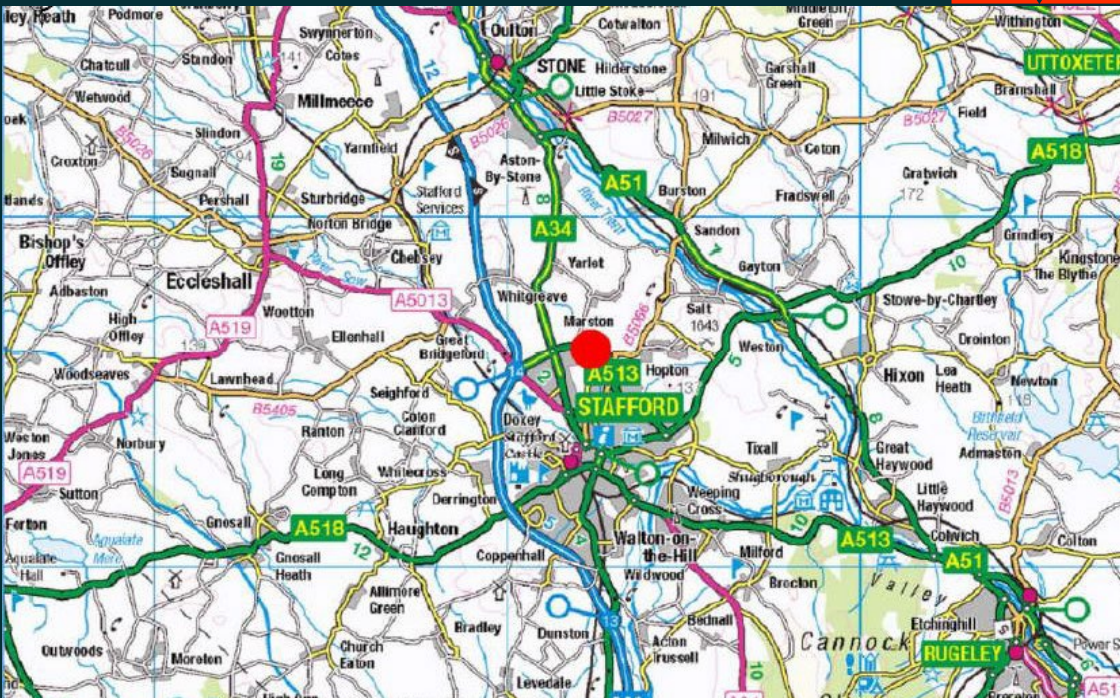
**Prominently located
fronting the A513**

**Located next to Tollgate
Industrial Estate**

**Suitable for a variety of
uses, subject to planning**



**Offers in the
region of
£2,100,000**



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