

FOR SALE

Land adjacent to Sainsbury's Store (Stores are unaffected)

London Road
Stoke-on-Trent, ST4 7QD

Key information

- ❑ Exciting long leasehold land opportunity
- ❑ Accessible from Sainsbury's Car Park
- ❑ Adjacent to Abode The Villas residential development
- ❑ Varied development potential for a number of different uses including storage, hotel, retail and leisure
- ❑ The site extends to approximately 1.426 ac (0.577 ha).

Contact

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Indicative (land registry compliant plan will be provided in the data room)

Location

Stoke-on-Trent is a city in Staffordshire with a population of 256,375 people. It is the largest town in Staffordshire and is located between Manchester, Birmingham and Wolverhampton. It is situated in the upper valley of the River Trent.

The site is located to the south of the Sainsbury's car park at London Road towards the south of the town centre. The land is accessed via London Road (B5041) and the Sainsbury's car park. The area consists of a mix of commercial and residential properties.

Transport Links

Stoke-on-Trent is linked to the nearby M6 motorway. The A50 which runs through Stoke provides an east-west link between the M6 and the M1 motorway.

Stoke-on-Trent railway station is a 15 minute walk from the land and is located on the Stafford-Manchester line. The other railway stations in the city are Longport and Longton both on the Crewe-Derby line.

Description

The site itself is currently used for customer car parking for the Sainsbury's.

The site extends to approximately 1.426 ac (0.577 ha).

Please refer to detailed plan on Data Room to show areas of restricted development on this site due to attenuation tanks.

Planning

Interested Parties should make their own planning enquiries with [Stoke-on-Trent City Council](#)

Tenure

Long Leasehold

Guide Price

Unconditional offers invited, subject to contract.

Legal Costs

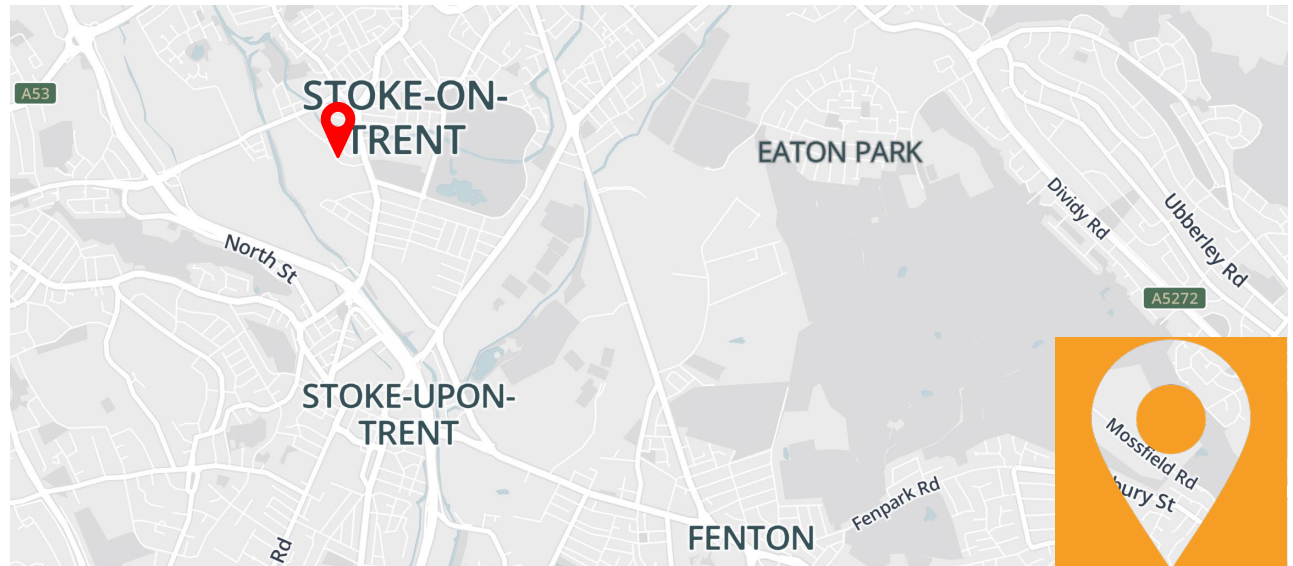
Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

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



Viewing

All interested parties should inform Rapleys of when they are looking to attend site so that onsite security are aware.

Additional Information

The link below provides access to the Sainsbury's UK Property Website which provides full details on all our Sainsbury's / Argos disposals.

[Sainsbury's Property Disposals](#)



[Click here for interactive drone flyover](#)



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- **Commercial** – We offer a range of services to commercial clients, including building consultancy, project management, cost management, environmental impact assessment, and more.
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- **Building Consultancy** – We offer a range of services to building consultancy clients, including building consultancy, project management, cost management, environmental impact assessment, and more.

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Rapleys is an **action-oriented** property consultancy, offering building consultancy, commercial, planning and residential property services, operating from seven offices across the UK:

- Birmingham
- Bristol
- Cambridge
- Cardiff
- Edinburgh
- Huntingdon
- London
- Manchester



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