



## For Sale – Development Site

Land at Tollgate Industrial Estate, Beaconside, Stafford ST16 3HS

- 3.9 acre (1.6 hectares) Development Site
- Prominently located fronting the A515
- Located next to Tollgate Industrial Estate
- Suitable for a variety of uses, subject to planning

## 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 Leons, Huws Gray, City Plumbing and a self-storage unit directly to the rear of the subject site.

## Description

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

## Accommodation

The property comprises the following approximate floor areas:

	Acres	Hectares
Site area	3.9	1.6

Note: 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 excess of £1.4m are invited on an unconditional basis for the site by **close of business on Wednesday 15 April.**

## 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.



## 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.

There is a proposal that the land immediately north of this site is allocated for a large residential led development, the "North of Stafford Strategic Development Location

## Additional Information

For further information please [click here](#) for our Data Room

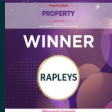


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