

An aerial photograph of an industrial site. The site features several large buildings, including a prominent brick structure with a gabled roof and a large white steel-framed warehouse. A paved area with a basketball court is visible in the foreground. The site is surrounded by green fields and trees.

RORY MACK

ASSOCIATES

**STANDON MILL, MILL LANE,
STANDON, STAFFORD, ST21 6RP**

**FOR SALE
REDUCED
£1,100,000**

- COMMERCIAL SITE EXTENDING TO 3.7 ACRES
- MULTIPLE STEEL FRAMED AND BRICK BUILT STRUCTURES
- OVER 26,000 SQ FT OF WAREHOUSING WITH OVER 41,000 SQ FT IN TOTAL
- PREVIOUSLY USED AS WAREHOUSE AND DISTRIBUTION CENTRE
- WITH ANCILLARY OFFICE AND RETAIL ACCOMMODATION
- POTENTIAL RESIDENTIAL DEVELOPMENT SITE (STP)



**STANDON MILL,
MILL LANE, STANDON, STAFFORD,
ST21 6RP**

GENERAL DESCRIPTION

Standon Mill, as the name suggests, originally comprised a three-storey mill of brick and tile construction which still forms part of the site today, and has evolved over several decades into a fairly substantial warehouse and distribution facility spread across a 3.7 acre site. To the front of the site stands the original mill to the side of which is another period brick and tile building comprising ground floor retail accommodation with office space above. A further single storey office with staff welfare accommodation also fronts the site, adjacent to the main vehicular entrance.

Behind the original buildings are a range of steel framed warehouse structures built over a phased period, as the needs of the business increased. There are six bays in total all of which are internally connected to comprise one large warehouse facility with multiple roller shutter entrance points. The most recently constructed unit comprises a detached Portal framed unit with 25 feet to eaves built in the early 2000s with part concrete and profile clad elevations supporting a pitched metal profile clad roof with roller shutter access to both gable elevations, positioned towards the rear of the site.

Previously used as a warehouse and distribution facility together with a sales area serving the public, the facility represents an excellent opportunity for a business to acquire a substantial depot site that would suit a wide variety of commercial uses, subject to planning where appropriate.

LOCATION

The site is located on the outskirts of the hamlet of Standon and is approx. ½ a mile from the junction with the A519 which if taken in northern directly leads directly to Junction 15 of the M6 (5.6 miles). Travelling in a southerly direction Junction 14 of the M6 is 9.9 miles. Stafford town centre is approx. 12 miles, and the centre of Stoke on Trent is approx. 10 miles to the north. There are no weight restrictions on any of the roads leading to the premises.

VAT

The sale price is not subject to VAT

EPC

81 (Band D)

ACCOMMODATION

Ground floor

Warehouse (6 bays):	18,704 sq ft
Offices x 2:	800 sq ft
Sales area:	782 sq ft
Loading area to sales:	375 sq ft
WCs x 2:	-
Rear warehouse:	7,905 sq ft
Mezzanine:	2,937 sq ft

First floor

Offices x 3:	863 sq ft
Mill (3 floors)	8,811 sq ft

Total GIA: 41,177 sq ft (3,826 sq m)

Total Site Area: 3.69 acres (1.49 ha)

SERVICES

Mains power (3-phase 100 kVA) water and drainage are connected to the site. No services have been tested by the agents.

TENURE

Available freehold, subject to contract and with vacant possession upon completion.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

BUSINESS RATES

Rateable Value: £93,000

Rates Payable: £25,392 pa (26/27) (due to transitional relief)

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PLANNING

Although the site has been used for commercial purposes for a substantial period there are several planning permissions that Stafford Borough Council have approved to include:

Application: 88/22286/FUL

Approved 2nd November 1988

Extension to provide additional storage process building.

Application: 90/25574/FUL

Approved 5th December 1990

Construction of loading bay and display window for retail sales.

Application: 39209

Approved 3rd July 2000

Extension to feed mill.

Application: 40037

Approved 14th March 2001

Change of use of agricultural land for business purposes to facilitate safe manoeuvring of goods vehicles.

Application: 03/01003/FUL (rear Portal framed unit)

Approved 28th October 2003

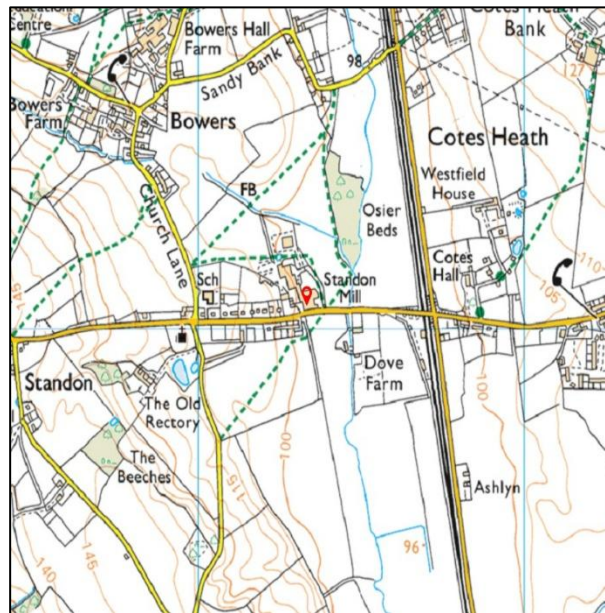
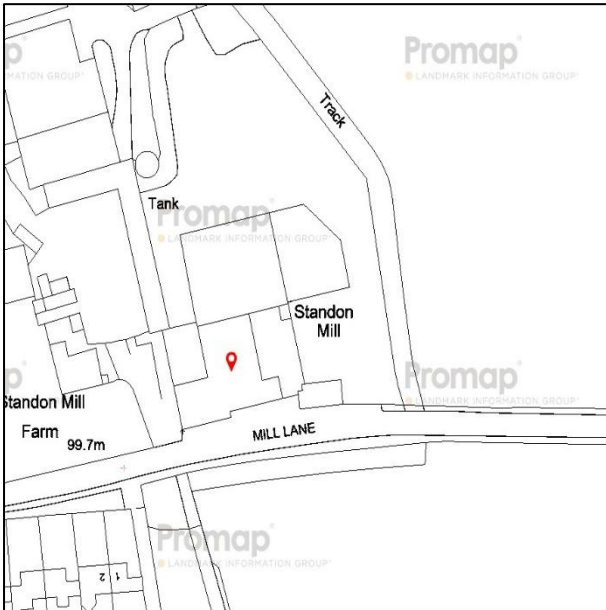
Erection of agricultural building for storage, chopping and mixing of straw.

The vendor is currently in the process of requesting that the 'agricultural condition' is removed which would then enable the building to have a regular B2 (industrial) and B8 (Storage & Distribution) Use Class Order.

The above illustrates the various consents that have been granted over the years and there are other commercial uses and potentially residential redevelopment schemes that the site would suit, subject to planning.



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ST21 6RP**



OFFICE

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

enquiries@rorymack.co.uk

www.rorymack.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements