



RORY MACK

ASSOCIATES

**WESTPORT ROAD,
BURSLEM, STOKE ON TRENT,
ST6 4AH**

**FOR SALE
GUIDE PRICE
REDUCED TO
£450,000**

- Residential/commercial development site extending to 0.8 acres
- Level site cleared of buildings located on edge of the town centre
- Would suit care home/apartments or similar development (STP)
- Main road frontage to Westport Road and Hall Street



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GENERAL DESCRIPTION

A level parcel of land extending to 0.8 acres which is cleared of buildings. The site has main road frontage to both Westport Road and Hall Street and is conveniently positioned on the edge of the town centre opposite modern residential housing stock. The site would ideally suit a multi-level high density development to possibly include a care home or apartment block, subject to planning.

LOCATION

The site is located opposite the entrance to Welby Street around 150 yards from the A5007 City Road. The A5007 runs between Hanley and Fenton with easy access onto the A50 and A500.

SITE AREA

Referring to Land Registry (Title no: SF388281) to identify the boundaries of the site and ProMap to measure the area, we calculate that the site extends to 0.08 acres.

SERVICES

We understand that all mains services are available, subject to the normal connection terms and conditions of each utility provider. Interested parties are advised to seek their own clarification relating to the availability of utility services.

VAT

The sale price is not subject to VAT.

TENURE

Available freehold, subject to contract and with vacant possession.

PLANNING POTENTIAL/HISTORY

In 2023 the site was subject to a detailed planning application (Application 68009) in which the applicant applied for consent to construct a 30-bedroom mental health care facility. This application was turned down for the reasons stated on the Decision Notice (available to view on line via: <https://planning.stoke.gov.uk/online-applications/>) however, subsequent discussions with the planning department revealed that only minor adjustments were required to the scheme for it to have been approved.

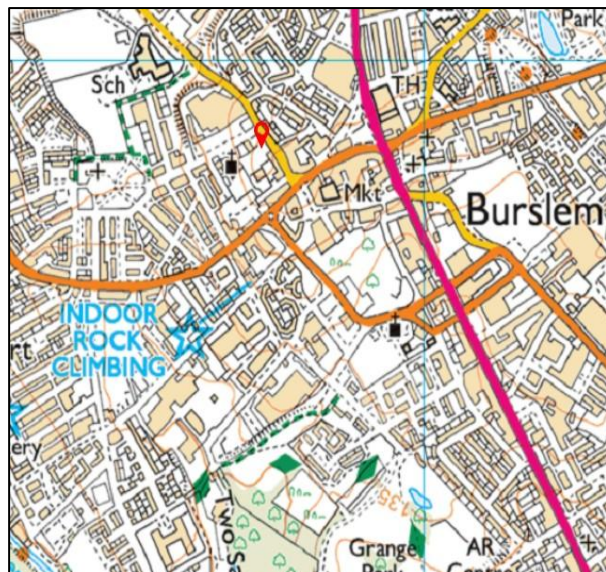
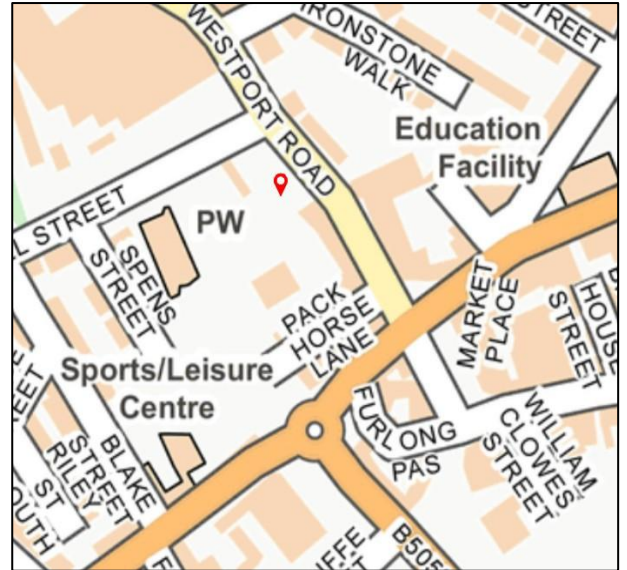
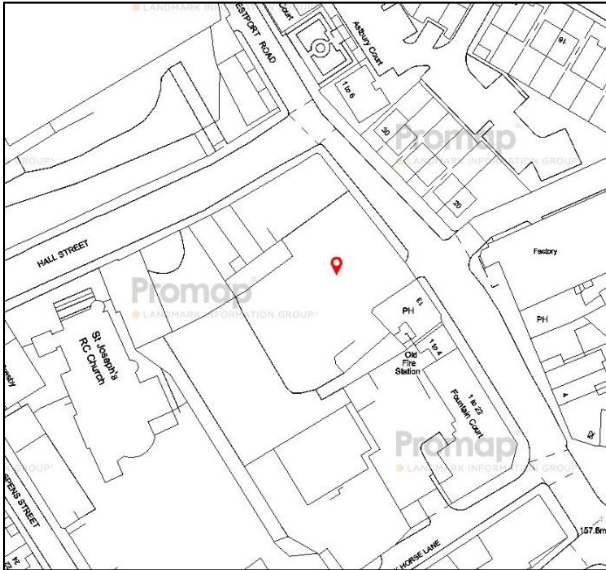
Because of the pre-application due diligence that was conducted by the applicant, a great deal of information relating to the site (Site Investigation Reports etc.) exists and can be made available to seriously interested parties which will save significant time and costs if a further application is submitted.

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.



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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