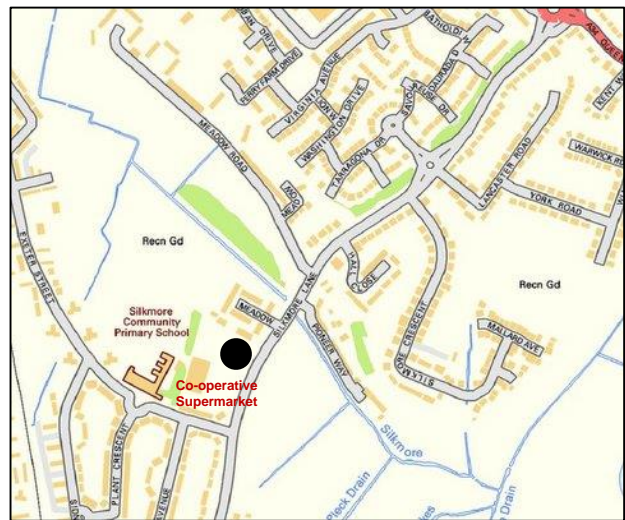
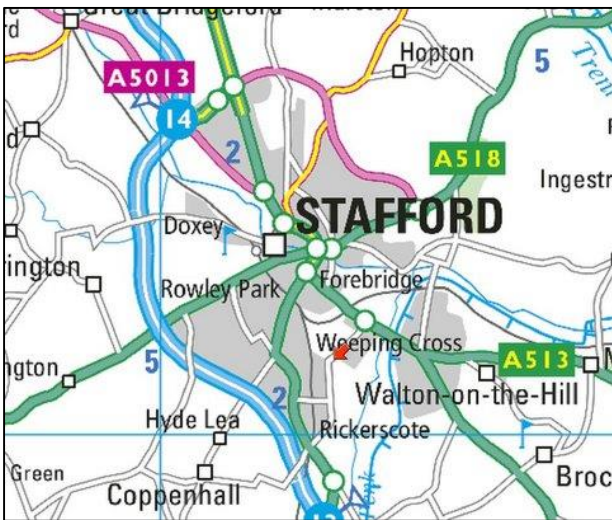




COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

For Sale

Freehold Land with Residential Development Potential at Silkmore Lane, Stafford, Staffordshire, ST17 4JD



- **1.12 Acres (0.45 Hectares) or thereabouts**
- **Suitable for a variety of development projects subject to planning consent**
- **Popular residential area**

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Land at Silkmore Lane, Stafford, Staffordshire, ST17 4JD

Location

The land is situated on the west side of Silkmore Lane between its junctions with Exeter Street and Meadow Way and in a popular residential area lying about one mile south east from Stafford Town Centre. The immediately adjacent neighbour is a Co-operative supermarket. The environs are characterised by a mixture of social and private housing, some of which has been developed in the relatively recent past on sites previously used for employment purposes.

Description

The site consists of an enclosed irregular-shaped section of level land extending to approximately 1.12 acres (0.45 hectares) with direct vehicular access from Silkmore Lane and, subject to the appropriate planning consent, is capable of development either for housing or for commercial purposes.

An illustrative feasibility scheme showing how the site might be developed with seventeen town houses forms part of these particulars.

Dimensions

(all dimensions and areas referred to in these particulars are approximate)

	FT.	M.	SQ.YDS.	SQ.M.	ACRES	HECTARES
Frontage to Silkmore Lane	129	39.32	-	-	-	-
Average Width	214	65.23	-	-	-	-
Maximum Depth	337	103	-	-	-	-
TOTAL SITE AREA	-	-	5,421	4,533	1.12	0.45

Services

Prospective purchasers should make their own enquiries of the various service providers.

Planning

Interested parties are advised to make their own enquiries of the relevant local authority in relation to any planning aspects. Enquiries should be addressed to the Head of Planning and Regeneration, Stafford Borough Council, Civic Centre, Riverside, Stafford, Staffordshire, ST16 3AQ. (Tel: 01785 619000).

Price

Offers in the region of **£650,000**, are invited for the benefit of the freehold interest in the site. VAT is applicable in this instance. It is anticipated that offers will be conditional on the purchaser obtaining the appropriate planning consent.

Note

The plans incorporated within these particulars are provided for identification purposes only.

Legal Costs

Both parties are to be responsible for their own legal costs incurred in the transaction, together with any Stamp Duty and VAT due thereon.

Viewing

The site is easily identified and can be inspected from the roadside at any time.

The land is understood to be freehold and is offered subject to contract and to being unsold. Confirmation of the tenure will be provided by the vendor's solicitors during pre-contract enquiries.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/2866

24/01/14