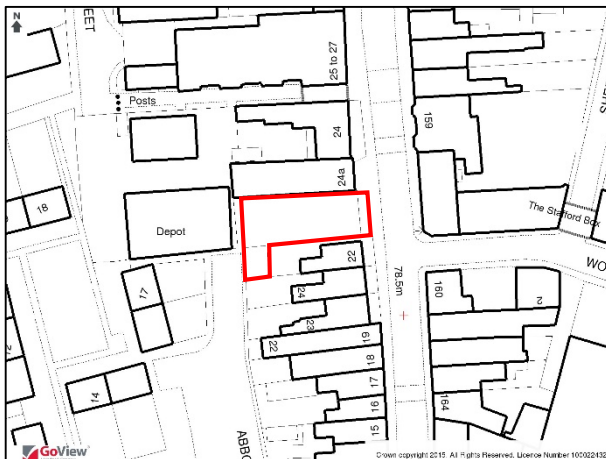




COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

## Freehold Development Site For Sale in Stafford



- **The Former Irish Club, Marston Road, Stafford, Staffordshire, ST16 3BS**
- **0.057 acres (0.02 hectares) or thereabouts**
- **Suitable for Commercial or other types of development subject to planning consent**
- **Well-established mixed housing and commercial area**
- **Junction 14, M6 Motorway, about one mile distant**

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## LOCATION

The property is situated on the west side of Marston Road between its junctions with Wogan Street and Fancy Walk approximately half a mile north from Stafford Town Centre. The immediate area is dominated by a mixture of housing and commercial activity with a variety of well-established specialist retailers trading in the vicinity.

## DESCRIPTION

The site consists of an enclosed I-shaped area of level land extending to approximately 0.057 acres (0.02 hectares) and originally accommodated a building used for club purposes but damaged by fire some years ago leaving only part of the front elevation in position.

The property offers a variety of commercial and residential development opportunities and benefits from a service road access at the rear.

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

	FT.	M.	SQ.YDS.	SQ.M.	ACRES	HECTARES
Frontage to Marston Road	27	8.23	-	-	-	-
Maximum Width	50	15.24	-	-	-	-
Maximum Depth	76	23.16	-	-	-	-
Total Site Area	-	-	276	230.77	0.057	0.02

## SERVICES

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

## TOWN PLANNING

The site does not benefit from any current permission and interested parties are therefore 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.

## ASSESSMENTS

The property is not assessed for rating purposes.

## EPC

As a development site, an Energy Performance Certificate is not required in this case.

## PRICE

Offers in the region of **£69,950** are invited for the benefit of the freehold interest in the site. VAT is not applicable.

## NOTE

The plan incorporated within these particulars is provided for identification purposes only and is not to scale.

## LEGAL COSTS

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

## VIEWING

By arrangement with the Agents' Stafford offices.

The premises are offered subject to contract and to being unsold.

The site 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/3875**

28/01/15