



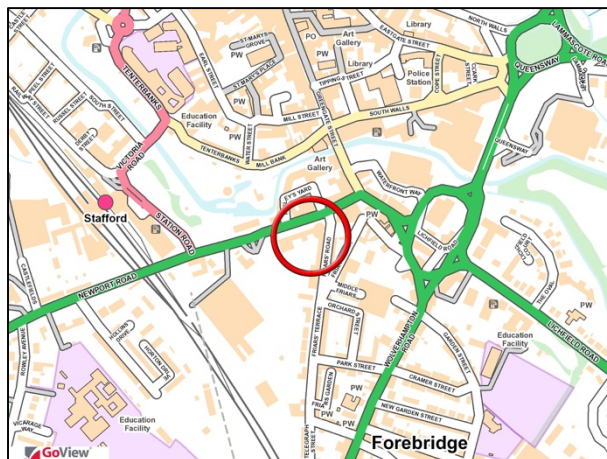
**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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BY THE INSTRUCTIONS OF JONATHAN LLOYD DEVELOPMENTS LIMITED

## Former Education Centre with Planning Consent for Residential Conversion and Development For Sale in Stafford



- **The Former Chetwynd Centre, No. 10 Newport Road, Stafford, Staffordshire, ST16 2HE**
- **52,420 sq.ft. (4,870 sq.m.) on 2.45 acre (0.99 hectare) site**
- **Planning consent for residential conversion and new build providing 32 dwellings in total**
- **Extensive car parking providing 114 spaces**
- **Important heritage building**
- **Town centre location in the conservation area**
- **Close to Tesco, railway station and other leisure amenities**

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## LOCATION

The property is prominently situated in Stafford centre on the south side of the A518 Newport Road at its junction with Friars Road, adjacent to a Tesco superstore and close the town's mainline railway station providing Intercity connections throughout the national rail network.

## DESCRIPTION

The Former Chetwynd Centre is a Grade II listed landmark property dating from around 1860-62 with various later remodelling and extension works and comprises a substantial two-storey building of brick and tile construction originally used as a grammar school and then for general education purposes as a college.

The premises were designed to provide a mixture of classroom and cellular office accommodation on the first and second floors in the form of two wings linked by an impressive octagonal assembly hall with access through a ground floor reception area over a substantial area of surface parking.

Planning consent has now been obtained for residential conversion with some new build on part of the rear external area totalling thirty-two dwellings in various formats in total and with an element of leisure also permitted to cover the use of the former assembly hall, which does not, by its nature, immediately lend itself for alteration to provide living accommodation.

## ACCOMMODATION (all areas referred to in these particulars are approximate)

FLOOR	DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
GROUND	Entrance lobby, assembly hall, classrooms, offices, ancillary areas and WC facilities.	26,210	2,435
FIRST	Classrooms, offices, ancillary areas and WC facilities.	26,210	2,435
<b>TOTAL GROSS FLOOR AREA</b>		<b>52,420</b>	<b>4,870</b>
EXTERNAL car parking area surfaced in tarmac and providing 114 spaces in total with a barrier controlled access from Friars Road. War memorial.			

## SERVICES

All mains services are available.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The previous rateable value assessment will no longer apply.

## TOWN PLANNING

Planning Consent No. 18/28342/FUL, issued by Stafford Borough Council on the 18<sup>th</sup> October 2018, applies and granted a "change of use to residential use (Class C3) and to a Performing Arts Centre (Class D2) with associated uses along with ten new build houses in a terrace". Listed Building Consent No. 18/28344/LBC, issued on the same date, also applies.

## EPC

As a listed building, an EPC is not required in this instance.

## PRICE

Offers in the region of £2.25M are invited for the benefit of the freehold interest. VAT is not applicable in this case.

## FURTHER DETAILS

Copies of the planning consents, the most relevant drawings and details of the listing, in pdf format, will be provided on request. CAD versions of the plans and an asbestos report are also available.

## VIEWING

By arrangement with the Agents' Stafford Offices.

## JOINT AGENTS

Salloway Property Consultants, 184 Horninglow Street, Anson Court, Burton upon Trent, Staffordshire, DE14 1NG. Contact: Philip Randle. Tel: 01283 500030. Email: prandle@salloway.com

The property is offered subject to contract and to being unsold. Confirmation of the tenure will be provided by the vendor's solicitors during the pre-contract enquiry process.

## VACANT POSSESSION WILL BE GIVEN ON COMPLETION

## BP/3979

07.11.2018