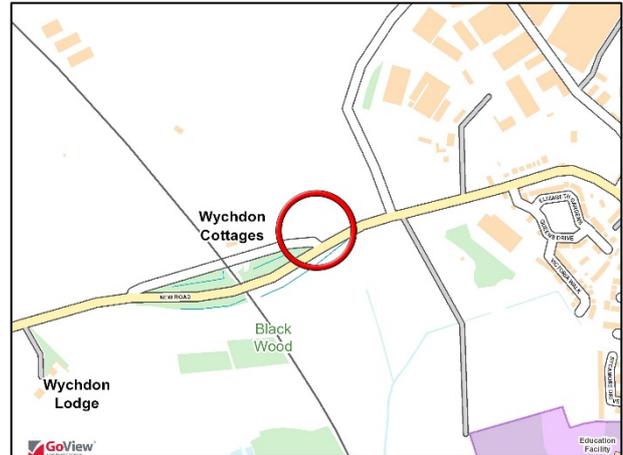
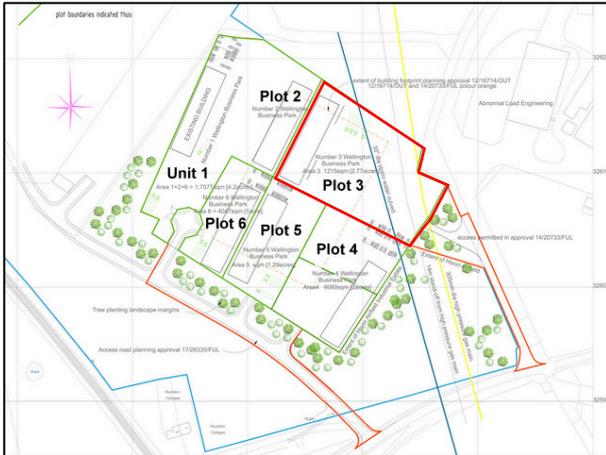




BY INSTRUCTIONS OF JONATHAN LLOYD DEVELOPMENTS LIMITED

## Development Land For Sale in Hixon Stafford



- **Plot No. 3, Wellington Business Park, New Road, Hixon, Stafford, Staffordshire, ST18 0PF**
- **2.77 acres (1.12 hectares)**
- **Conveniently located**
- **Established industrial estate location**
- **Access via the Airfield Estate**
- **Good road communications links**
- **Nearest railway connection at Rugeley Trent Valley**
- **Early availability**

**LOCATION**

The site is situated on the north side of New Road in Hixon, a large village located about seven miles north-east from Stafford and Junction 14 of the M6 Motorway.

The A51 trunk road links Hixon with Rugeley six miles to the south-east and with Stone about seven miles to the north-west. Uttoxeter is approximately nine miles distant to the north-east. The nearest railway station is at Rugeley Trent Valley.

Hixon has been extensively developed as a manufacturing and distribution base over the years with companies established in the area including Cox Long, Bibby, JCB Broadcrown Engineering, Sandmaster and Turfmech.

**DESCRIPTION**

The site consists of an area of irregular-shaped undeveloped land extending in total to about 2.77 acres (1.12 hectares) and is currently used for open storage. It has a flat topography and is partly surfaced in stone with access using the estate road serving the adjoining Airfield Industrial Estate.

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

PLOT NO.	DESCRIPTION	ACRES	HECTARES
1	Sold	-	-
2	Sold	-	-
3	Available	2.77	1.12
4	Sold	-	-
5	Sold	-	-
6	Sold	-	-
<b>TOTAL SITE AREA</b>		<b>2.77</b>	<b>1.12</b>

**SERVICES**

Mains water and electricity, including three-phase power supplies, will be brought to the site boundaries. Surface water drainage will be to a balancing pond. Foul water drainage will be to individual septic tanks.

**TOWN PLANNING**

Planning consent No. 12/16714/OUT, issued by Stafford Borough Council on the 22<sup>nd</sup> November 2012, covers the development of the site for Use Classes B1 (Business), B2 (General Industry) and B8 (Storage and Distribution) purposes subject to conditions. An application for amendment is currently being considered. Prospective purchasers are advised to direct enquiries to Stafford Borough Council's Planning Department for any further information. Tel 01785 619337. Email: [planning@staffordbc.gov.uk](mailto:planning@staffordbc.gov.uk).

**ASSESSMENTS**

The local authority for rating purposes is Stafford Borough Council.

**EPC**

Not applicable in this instance.

**PRICE**

£830,000 exclusive of VAT.

**LEGAL COSTS**

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

**VIEWING**

By arrangement with the Agents' Stafford offices.

The land 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. The photograph incorporated in these particulars shows, for illustrative purposes only, an already constructed unit with the site layout plan showing the possible positioning of buildings with a similar footprint.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/3999**

15.02.2022