



BY INSTRUCTIONS OF STAFFORD BOROUGH COUNCIL

## Potential Residential or Retail Development Site For Sale in Stone, Staffordshire



- **Land at The Fillybrooks, Walton, Stone, Staffordshire, ST15 0AA.**
- **1.35 acres (0.55 hectares)**
- **Popular residential area**
- **Main road frontage**
- **Currently an area of open space**
- **Suitable for housing development subject to planning consent**
- **Possibly suitable for retail development**
- **Close to Aldi, a children's nursery and primary and middle schools**

## LOCATION

The land is prominently situated on the west side of the A34 Stafford to Newcastle road between its junctions with Eccleshall Road and Stafford Road and in a well-established and popular residential area located approximately half a mile south from Stone Town Centre. The site is bounded by the A34, a residential estate, allotments and a playing field. There is a children's nursery, a primary school, a middle school and an Aldi supermarket close by.

## DESCRIPTION

The site consists of an area of broadly rectangular-shaped undeveloped land extending in total to about 1.35 acres (0.55 hectares) and currently an area of open space.

The property has a largely flat topography, is surfaced with grass, is currently unenclosed on one side and with access, subject to planning and highways consents, anticipated directly off the A34.

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

	FT.	M.	SQ.YDS.	SQ.M.	ACRES	HECTARES
Frontage to the A34	292	89.00	-	-	-	-
Average Width	290	88.39	-	-	-	-
Average Depth	198	60.35	-	-	-	-
<b>TOTAL SITE AREA</b>	-	-	6,533	5,463	1.35	0.55

## SERVICES

Prospective purchasers are advised to make their own enquiries of the relevant utility providers for confirmation of the availability, connection and location of services.

## TOWN PLANNING

The site is within the settlement boundary for Stone in The Plan for Stafford Borough, and is adjacent to an established residential area. Subject to agreement with the Highway authority it is considered that access could be provided from the A34 for a residential or retail development scheme. Prospective purchasers are advised to direct enquiries to Stafford Borough Council's Planning Department. Tel 01785 619337. Email: [planning@staffordbc.gov.uk](mailto:planning@staffordbc.gov.uk).

## ASSESSMENTS

Not applicable.

## EPC

Not applicable.

## PRICE

Offers are invited for the benefit of the freehold interest in the site. VAT may be applicable in this instance. It is anticipated that offers will be subject to the purchaser obtaining the required planning consent, access approval and a ground condition report.

## VIEWING

The site can be inspected at any time either from the roadside or by arrangement with Millar Sandy's Stafford offices.

The land is offered subject to contract and to being unsold. Confirmation of the tenure will be provided by the vendor's legal department as part of the pre-contract enquiries process. The plan incorporated within these particulars is provided for identification purposes only and is not to scale.

## VACANT POSSESSION WILL BE GIVEN ON COMPLETION

## BP/4033

11.04.2018