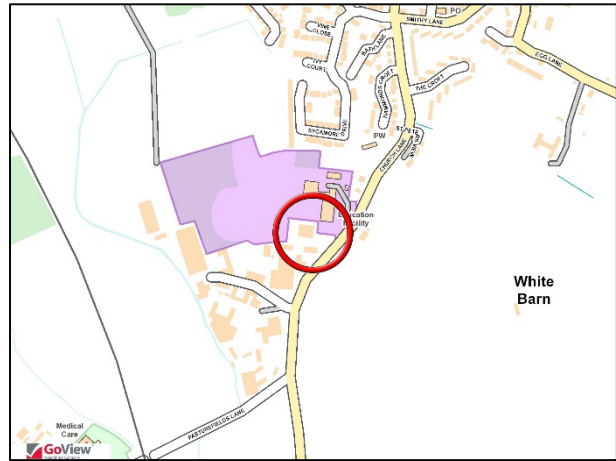
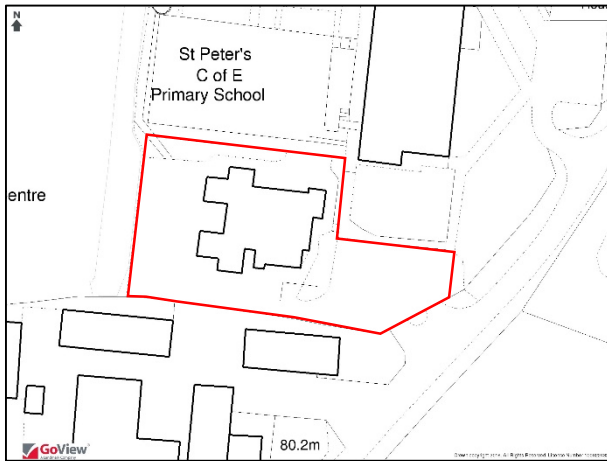




BY INSTRUCTIONS OF STAFFORDSHIRE COUNTY COUNCIL

**Former Council Offices  
with Development Potential  
For Sale  
in  
Stafford**



- **The Babbage Building, Church Lane, Hixon, Stafford, Staffordshire, ST18 0PT**
- 4,645 sq.ft. (431.52 sq.m.) on a 0.80 acre (0.32 hectare) site
- Accommodation provides extensive office space
- Previously used as Council offices, workshop and storage for I.T. services
- Would suit a variety of alternative uses subject to planning consent
- Offers development and investment potential

**LOCATION**

The property is prominently situated between a small industrial estate and a primary school on the west side of Church Lane in Hixon, a large village located approximately seven miles east from Stafford and Junction 14 of the M6 Motorway. The A41 trunk road links Hixon with Rugeley six miles to the south-east and with Stone, which is about seven miles to the north-west. Uttoxeter is approximately nine miles distant to the north-east.

Hixon has been extensively developed in recent years as a major manufacturing and distribution base and companies that are leaders in their fields established in the area include Cox Long, Turfmech, Bibby, JCB Power Products, Sandmaster and Abnormal Load Engineering.

**DESCRIPTION**

The property comprises a detached office building of single-storey flat-roofed brick construction with extensive surfaced parking areas, has been used as council offices for some years, provides administration, workshop and storage space and occupies a site extending in total to about 0.80 acres (0.32 hectares).

The premises are now surplus to operational requirements and, subject to any planning consent required by the relevant local authority, would suit alternative office or community uses, particularly those operations requiring generous parking facilities, and the availability of the property provides an ideal opportunity for a purchaser interested in acquiring a site suitable for owner occupier, development or investment purposes.

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

	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND FLOOR	Porch, entrance hall, offices, workshops and storage areas together with kitchen and male and female WC facilities.	4,645	431.52
	<b>TOTAL NET FLOOR AREA</b>	<b>4,645</b>	<b>431.52</b>
<b>EXTERNAL</b> access from Church Road secured by double metal gates leading to forecourt, side and rear parking areas surfaced in tarmac and providing approximately forty-five spaces in total. Electricity sub-station.			

**SERVICES**

All main services are connected. The property is heated by an electric warm air system.

**ASSESSMENTS**

The local authority for rating purposes is Stafford Borough Council. The premises are currently listed with a rateable value of £45,250 with an estimated uniform business rates payable of £21,720 for the year ending in March 2019. Please note that the rates payable calculation may vary as a consequence of transitional relief provisions. These details have been based on the information provided by the Valuation Office's website and local authority sources and should be double-checked by any party intending to enter into any commitment that relies on their accuracy.

**EPC**

The Energy Performance Certificate issued for this property indicates an Asset Rating of 215 within Band G. A full certificate with recommendations will be provided on request.

**TOWN PLANNING**

No consultations with the local planning authority have been undertaken and prospective purchasers are accordingly advised to direct enquiries regarding the future use or development of the property to Stafford Borough Council's Planning Department. Tel: 01785 619337. Email: [planning@staffordbc.gov.uk](mailto:planning@staffordbc.gov.uk).

**PRICE**

Offers in the region of **£400,000** are invited for the benefit of the freehold interest. VAT is applicable in this instance.

**LEGAL COSTS**

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

**VIEWING**

By arrangement with the Agents' Stafford Offices.

The property is freehold and offered subject to contract and to being unsold. Confirmation of the tenure will be provided during the pre-contract enquiry process.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/4073**

19.06.2018

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