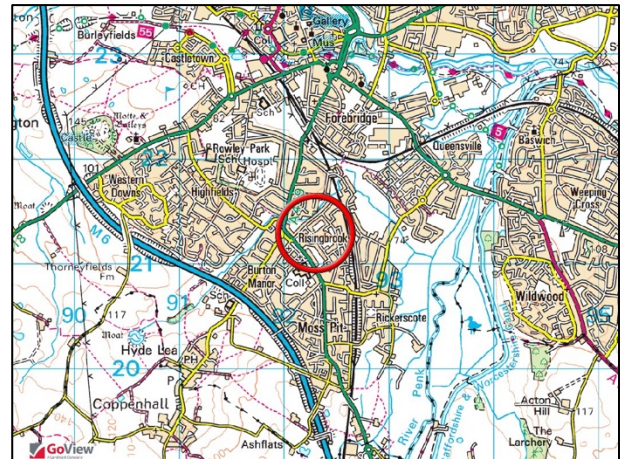




BY INSTRUCTIONS OF STAFFORDSHIRE COUNTY COUNCIL

## Potential Residential Development Site For Sale in Stafford



- **Hawksmoor Road, Stafford, Staffordshire, ST17 9DR**
- **1.62 acres (0.66 hectares)**
- **Popular residential area**
- **Enclosed site**
- **Formerly part of Flash Ley Resource Centre**
- **Suitable for residential development subject to planning consent**
- **Possibly suitable for alternative community type purposes**

## LOCATION

The land is situated on the north side of Hawksmoor Road between its junctions with Brook Glen Road and Howard Road, immediately adjacent to Flash Ley Primary School and in an established residential area located approximately two miles south from Stafford Town Centre and just off the A449 trunk road to Wolverhampton leading to Junction 13 of the M6 Motorway at Acton Gate. The immediate area is characterised by pre-war housing with neighbourhood shopping, medical services and various community facilities nearby at Burton Square.

## DESCRIPTION

The site consists of an area of rectangular-shaped undeveloped land extending in total to about 1.62 acres (0.66 hectares) and previously accommodated the now-demolished Flash Ley Resource Centre.

The site has a flat topography, is surfaced with a mixture of tarmac and grass, is enclosed on four sides by palisade fencing and is accessed from Hawksmoor Road via double security gates.

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

	FT.	M.	SQ.YDS.	SQ.M.	ACRES	HECTARES
Frontage to Hawksmoor Road	248	75.59	-	-	-	-
Average Width	255	77.72	-	-	-	-
Average Depth	269	88.09	-	-	-	-
<b>TOTAL SITE AREA</b>	-	-	<b>7,835</b>	<b>6,551</b>	<b>1.62</b>	<b>0.66</b>

## SERVICES

We understand that all mains services are available but not connected. Prospective purchasers are advised to make their own enquiries of the relevant utility providers for confirmation of availability, connection and location.

## TOWN PLANNING

No consultations with the local planning authority have been undertaken but, given the location of the site in a residential area, it is not anticipated that obtaining consent for a housing scheme would present any difficulties. 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 in the region of £900,000 are invited for the benefit of the freehold interest in the site. VAT is applicable in this instance. Prospective purchasers should note the following:

1. The closing date for offers is 5.00pm on Monday the 16<sup>th</sup> December 2019.
2. Offers should be in writing and submitted to the selling agents in a sealed envelope clearly marked as a bid for the subject site.
3. Any conditions attached to the offer should be made clear.
4. Proof of funding should be provided with the offer.
5. The vendor will require contracts to be exchanged within twenty-eight days of the successful bidder's solicitors' receipt of the documentation.
6. Staffordshire County Council does not bind itself to accept the highest or any offer for the site.

## VIEWING

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

The property 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

13.11.2019

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