



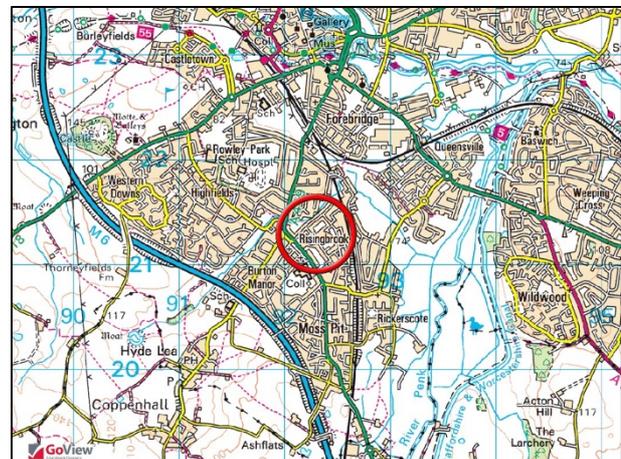
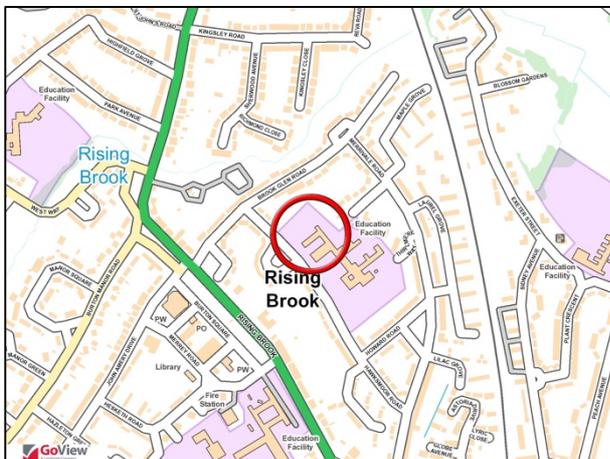
**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

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**

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## 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 £750,000 are invited for the benefit of the freehold interest in the site. VAT is applicable in this instance.

## 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**

25.09.2017