



MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

BY INSTRUCTIONS OF SUMA DEVELOPMENTS LIMITED

**Prominently Situated
Yardage/Potential Development Site
For Sale
in
Stone, Staffordshire**



- **Poole's Yard, Crown Street, Stone, Staffordshire, ST15 8QN**
- **0.10 acres (0.04 hectares)**
- **Currently an area of enclosed yardage**
- **Situated on one-way traffic route**
- **Town centre position**
- **Suitable for development subject to planning consent**
- **Possibly suitable for retail development**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

LOCATION

The property is prominently situated in the centre of Stone on the south side of the A520 Crown Street at its junction with Newcastle Street, immediately opposite the former Co-operative Supermarket and on the town's one-way traffic system.

DESCRIPTION

The site consists of an area of enclosed broadly rectangular-shaped undeveloped land extending in total to about 0.10 acres (0.04 hectares) and was previously used as yardage but, subject to the appropriate planning consent, is now available for potential commercial development purposes.

The property has a largely flat topography, has a concrete and tarmacadam surface and enjoys the benefit of direct access from Crown Street through double swing gates.

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

	FT.	M.	SQ.YDS.	SQ.M.	ACRES	HECTARES
Frontage to Crown Street	55ft. 9ins	17.00	-	-	-	-
Average Width	52ft. 6ins.	16.00	-	-	-	-
Average Depth	78ft. 9ins.	24.00	-	-	-	-
TOTAL SITE AREA	-	-	459	384	0.10	0.04

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

No consultations with the local planning authority have been undertaken. Prospective purchasers are advised to direct enquiries to Stafford Borough Council's Planning Department. Tel 01785 619337. Email: planning@staffordbc.gov.uk.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been assessed at £3,150 with, subject to certain qualifying criteria, no uniform business rates payable for the year commencing in March 2018. These details have been based on the information provided by the Valuation Office's website and Stafford Borough Council's Rates Department and should be double-checked by any party intending to enter into any commitment that relies on their accuracy.

EPC

An EPC is not required in this instance.

PRICE

Offers are invited for the benefit of the freehold interest in the site. VAT may be applicable on the purchase price.

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 solicitors 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/4074

02.05.2018