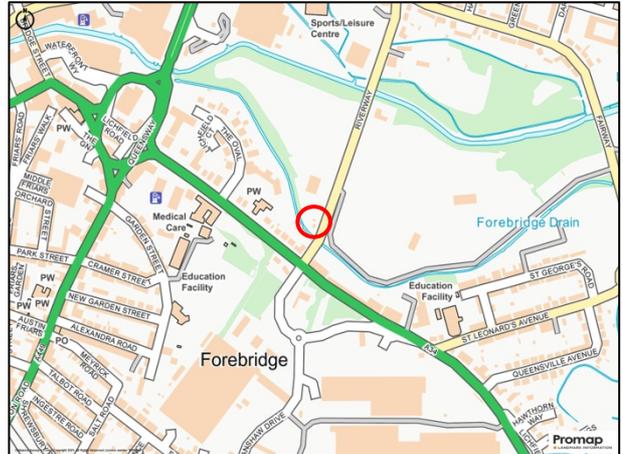




Potential Development Site For Sale in Stafford



- **Land at Riverway, Stafford, Staffordshire, ST16 3TH**
- **0.20 acres (0.08 hectares)**
- **Prominently situated**
- **Enclosed site**
- **Mixed use area**
- **Suitable for development/storage or car parking subject to planning consent**
- **Previous now-expired permission for meeting room purposes**
- **Possibly suitable for alternative community type use**

LOCATION

The land is situated on the west side of Riverway between its junctions with A34 Lichfield Road and Lammascote Road immediately adjacent to the Polish Club and in a mixed use area south of Stafford Town Centre. The immediate surroundings are characterised by pre-war housing with the Hough Retail Park, a dental practice and sports fields close by.

DESCRIPTION

The site consists of an area of an irregular-shaped undeveloped land extending in total to about 0.20 acres (0.08 hectares) with a small brick and tile storage building previously used as a telephone repeater station in situ and providing a floor area of 270 sq.ft. (25.08 sq.m.).

It has a largely flat topography, has a frontage interrupted by an electricity sub-station, is surfaced primarily in grass, is enclosed on four sides by palisade fencing, hedging and a brook course with vehicular access from Riverway via double swing gates.

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

	FT.	M.	SQ.YDS.	SQ.M.	ACRES	HECTARES
Two frontages to Riverway (each)	26	7.92	-	-	-	-
Maximum Width	77	23.46	-	-	-	-
Maximum Depth	157	47.85	-	-	-	-
TOTAL SITE AREA	-	-	968	809	0.20	0.08

SERVICES

We understand that all mains services are potentially 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

The site has in the past been subject to a now-expired planning permission for development as a Gospel Hall Meeting Room. Consent No. 08/10239/FUL, issued by Stafford Borough Council on the 23rd June 2011, relates to this historic permission. A copy of this and the plans can be provided on request. Prospective purchasers are advised to direct enquiries to Stafford Borough Council's Planning Department. Tel: 01785 619337. Email: planning@staffordbc.gov.uk.

ASSESSMENTS

Not applicable.

EPC

Not applicable.

PRICE

Offers in the region of £69,950 are invited for the benefit of the freehold interest in the site. VAT is not 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/4185**

13.08.2021