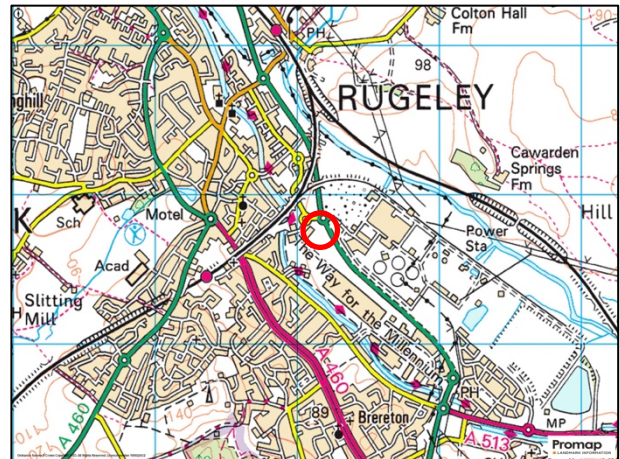
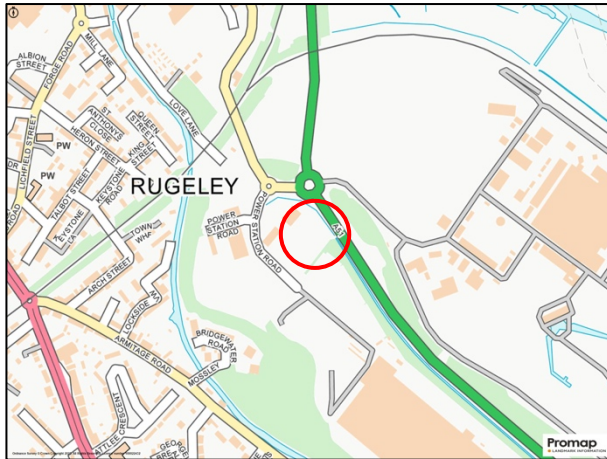
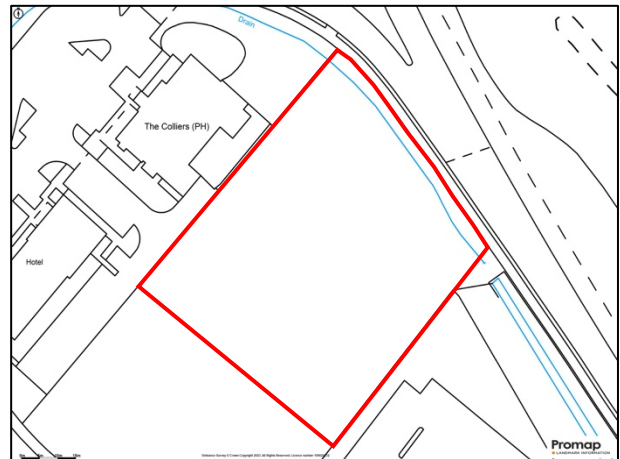




**Freehold
Development Site
For Sale
in
Rugeley**



- **Land at Power Station, Rugeley, Staffordshire, WS15 1LX**
- **1.30 acres (0.52 hectares)**
- **1.10 acres (0.45 hectares) developable**
- **Prominently situated**
- **Existing planning consent for development**
- **B1, B2 and B8 uses permitted**
- **Permission for 10,000 sq.ft (929 sq.m.) of warehouse/industrial space**
- **Infrequent opportunity to purchase a development site**

LOCATION

The land is situated on the north side of Power Station road at its eastern end and close to its roundabout junction with the A51, to which it also enjoys frontage, in a mixed-commercial use area located north from Rugeley Town Centre with access to the M6 Motorway at Stafford and Cannock.

Stafford is about ten miles to the north, Cannock seven miles to the south-west and Lichfield approximately nine miles to the south-east. Trent Valley Station, which is close by, is on the West Coast mainline with connected services to London and other major cities to the north and south including Birmingham, Manchester and Liverpool.

The immediate vicinity is dominated by an Amazon distribution warehouse, a builder's merchant, The Colliers public house, a Premier Inn and a McDonalds' drive-thru restaurant. A Tesco superstore is located a short distance to the north.

DESCRIPTION

The site consists of an area of a regular-shaped undeveloped land extending in total to about 1.30 acres (0.52 hectares) gross and about 1.10 acres (0.46 hectares) net developable with access from Power Station Road at the rear over a shared driveway.

It has a largely flat topography, is surfaced primarily in grass and is enclosed on three sides by palisade fencing, hedging and a drainage channel.

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

	FT.	M.	SQ.YDS.	SQ.M.	ACRES	HECTARES
TOTAL SITE AREA	-	-	6,292	5,261	1.30	0.53

SERVICES

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

TOWN PLANNING

The site is currently subject to a planning permission for development for B1 (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) purposes. Consent No. CH/20/064, issued by Cannock Chase Council on the 14th June 2021, applies and is subject to a number of conditions. The application drawings show a building of 10,000 sq.ft. (929 sq.m.) potentially available as four smaller units. A copy of this and the plans can be provided on request. Prospective purchasers are advised to direct enquiries to the local authority's Planning Department. Tel: 01543 462621. Email: developmentcontrol@cannockchasedc.gov.uk

ASSESSMENTS

Not applicable.

EPC

Not applicable.

PRICE

Offers in the region of **£500,000** are invited for the benefit of the freehold interest in the site. VAT is applicable in this instance. As an alternative, the owner is prepared to consider the leasing of the site on terms to be agreed. The site is subject to an easement in favour of the former Midlands Electricity plc, details of which will be provided on request.

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 are provided for identification purposes only and is not to scale.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4185

06.06.2023