



Gilberts Furniture Store, Shelton New Road, Hartshill, Stoke-on-Trent, ST4 6DS

**Site Area:
0.64 Acre**

Price on application

Prime Residential Development Site less than 1 mile from Royal Stoke University Hospital. Full Planning for 14 Houses No Affordable Housing or s106 Contribution. The site is being sold by Informal Tender. Offers to be received by 12.00 on Friday 30th November 2018.

To view: 01782 212201
commercial@bjbmail.com



Description

The property comprises the former Gilberts Furniture store which now has full planning consent for redevelopment.

Location & Amenities

The property is located in the popular district of Hartshill, an area popular with both the buy-to-let and owner occupied markets due to the close proximity to the Royal Stoke Hospital, Newcastle Town Centre and the A500. Travelling times / distances are:

Hospital: 1.0 mile (19 min walk / 6 min drive)

Newcastle: 0.7 mile (16 min walk / 4 min drive)

A500: 0.8 mile (4 min drive)

M6 North (J16): 8 miles (11 min drive)

M6 South (J15): 4.6 miles (7 min drive)

Planning & Supporting Documentation

The site benefits from Full Planning consent from Stoke-on-Trent City Council (Reference: 62171/FUL). There is no requirement for Affordable Housing and no other s106 contribution. Full details of the consent can be viewed on the Stoke-on-Trent City Council planning website: <https://planning.stoke.gov.uk/online-applications/>. In addition the client is in the process of obtaining the following information to assist prospective purchasers in formulating their bid: Asbestos Survey & Demolition Quote
Phase 1 Ground Report
All information is available on request.

Tenure

Freehold with vacant possession upon completion.

VAT

Please note that this property is NOT registered for VAT.

Business Rates

We understand that the property has been removed from the Valuation list and thus the property is not liable for Business Rates.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the sale / purchase of the property.

Viewing

Strictly by Appointment

Informal Tender

Offers are to be received by 12.00 on Friday 30th November 2018 via e-mail to paulbeardmore@bjbmail.com

Offers should be based on the following assumptions:

- Cleared Site
- No abnormal ground conditions.

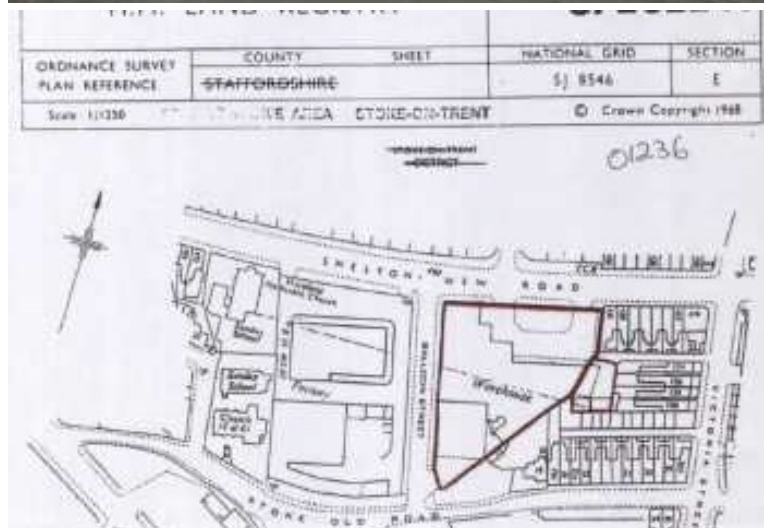
It is anticipated that a demolition quote and Phase 1 ground report will be available to the successful purchaser prior to exchange of contracts.

All offers should include the following information:

- 1.) Name of Purchaser
- 2.) Solicitors Details
- 3.) Details of any conditions
- 4.) Confirmation of Funds (the successful purchaser will be required to supply proof of funding)
- 5.) Confirmation of 10% deposit payable on exchange of contracts
- 6.) Proposed timescales for exchange & completion

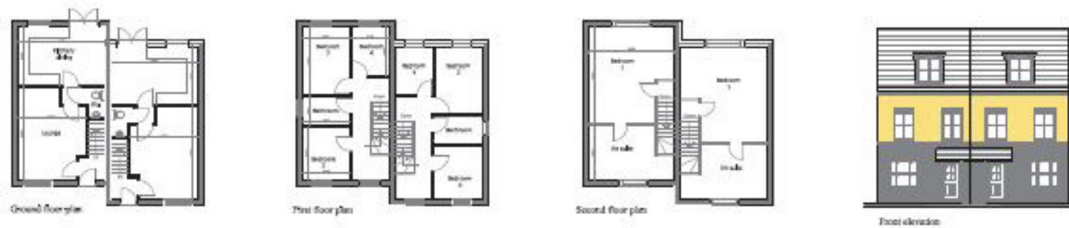
All Enquiries

Paul G. Beardmore BSC MRICS
Land & New Homes Team
paulbeardmore@bjbmail.com
07809 215045

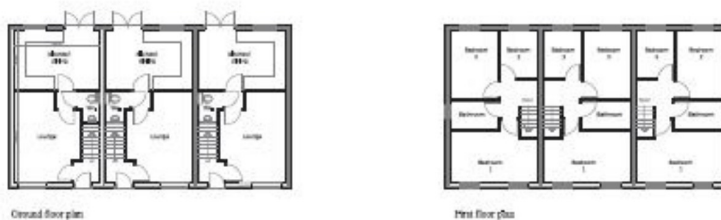




House Type B plots 12 -14



House Type B plots 10 -11



House Type A plots 1 -9

IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.