

LANDWOOD GROUP

OFFERED ON BEHALF OF FIXED CHARGE RECEIVERS

Land on the north side of Poundlock Avenue, **Stoke-on-Trent, ST1 3RN**

FOR SALE

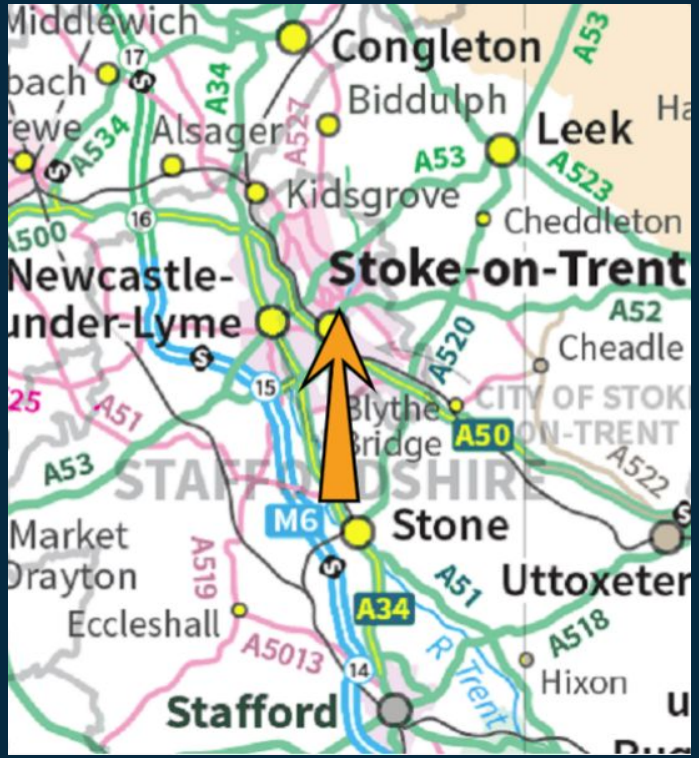
PART BUILT DEVELOPMENT SITE COMPRISING A TOTAL OF FIVE DWELLINGS, INCLUDING A TERRACE OF FOUR THREE STOREY TOWN HOUSES AND A DETACHED THREE BEDROOM HOUSE.

CONTACTS

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KEY CONSIDERATIONS

- Land approximately 0.16 Acre (0.068 Hectare).
- The site forms part of a larger development constructed by Redrow Homes (ref: SOT/42494 & 44864/RES).
- The subject site (Parcel P3) benefits from a Certificate of Lawful Proposed Use or Development (reference 66965/CLP), granted on 25 January 2022, permitting the erection of five dwelling houses.
- 1 x three bedroom detached, 2 x four bedroom end terraces and 2 x three bedroom mid terraces.
- Part built development site - individual units constructed to wind and watertight shell.
- Within residential area and city centre circa 2 miles away.
- Purchasers required to carry out their own due diligence in respect of costs remaining and potential GDV.



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LOCATION

The site is situated within the Hanley district of Stoke and forms part of a modern housing estate delivered by Redrow Homes comprising a mixture of house types. The area is well established and well placed for access to several local schools, parks and amenities.

The area benefits from good transport links with both the A50 and A500 in close proximity and providing direct access to the M6 motorway. Stoke city centre is around 2 miles away where the railway station is located which offers regular services to major UK cities including London Euston in under 2 hours. The area is ideal for families and commuters.

DESCRIPTION

The subject is a part completed residential development situated in a cul de sac fronting Poundlock Avenue. The development comprises five dwellings including:

- 1 x three bedroom detached arranged over two storeys
- 2 x four bedroom end terraces arranged over three storeys
- 2 x three bedroom mid terraces arranged over three storeys

The properties are wind and watertight and are in shell condition.

Limited information is available regarding the works carried out to date so interested parties must rely on their own enquiries.

PLANNING

The properties form part of a larger residential development constructed by Redrow Homes under the original reserved matters planning consent reference 44864/RES, granted by Stoke-on-Trent City Council for the erection of 108 dwellings, pursuant to outline planning reference SOT/42494. The subject site (Parcel P3) benefits from a Certificate of Lawful Proposed Use or Development (reference 66965/CLP), granted on 25 January 2022, permitting the erection of five dwelling houses and associated works.

Interested parties should consult direct with the local planning office: https://www.stoke.gov.uk/info/20005/planning_and_building







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TENURE INFORMATION

The property is held freehold on title SF685130.

BID TERMS

In submitting your offer please confirm the below:

1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition.

VAT

All figures quoted are exclusive of VAT.

PRICE

Unconditional offers are invited.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

CONTACT US TO ENQUIRE



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