

# Land For Sale

MEIR DEPOT,  
UTTOXETER  
ROAD, STOKE ON  
TRENT  
ST3 6HE

**4.35** acres  
**1.76** hectares

- Development Opportunity
- Prominent site fronting the A50
- Microsite: [www.stwstoke.co.uk](http://www.stwstoke.co.uk)

[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)



**Carter Jonas**

## LOCATION

Situated in the county of Staffordshire, the site sits adjacent the A50 Uttoxeter Road/ Uxbridge Road approximately 9 kilometres (5.6 miles) south-east of Stoke-on-Trent.

The site is bounded to the north by the Crewe to Derby railway line, to the east by a bus storage depot, petrol station and restaurant, to the south by the A50 and, to the west, by a small access road and pedestrian walkway.

## DESCRIPTION

Prominent site fronting the A50 Uttoxeter Road, linking to junction 15 of the M6 to the west and junction 24 of the M1 to the east.

The site is located within a relatively mixed-use area with neighbouring and surrounding uses including restaurant (Class A3), petrol station, residential, open space, storage and distribution (Class B8) and retail (Class A1).

The site would appeal to a variety of users. Freehold regular shaped site with vacant possession.

## PLANNING USE

Planning summary available upon request.

## TERMS

Offers are invited to acquire the freehold interest of this 4.35 acre former water works and reservoir site.

Title:

The vendor is seeking to dispose of the whole of their interest in the two Titles that are held. Copies of the Title information are available in the documents section of this data room.

Grant Assistance:

Grant assistance for inward investment may be available. For information please contact Make It Stoke-on-Trent, Staffordshire inward investment services, which are confidential and free to inward investors and local companies looking to relocate or expand in the area. Please see contact details below:

W: [www.makeitstokestaffs.co.uk](http://www.makeitstokestaffs.co.uk)

T: 0300 111 8005

E: [enquiries@makeitstokestaffs.co.uk](mailto:enquiries@makeitstokestaffs.co.uk)

## ACCOMMODATION

**Total: 4.35 Acres (1.76 Hectares)**

## PRICE

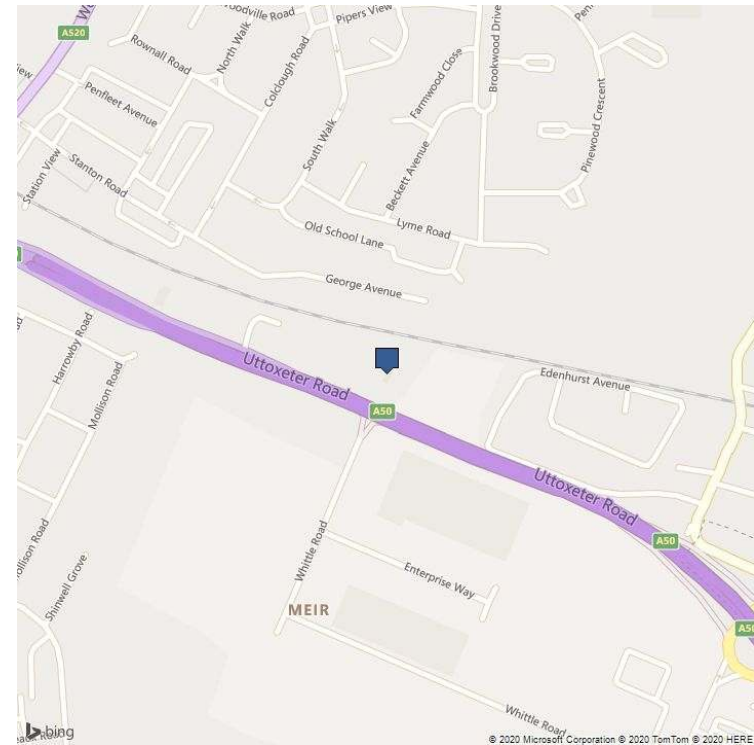
Price on application, subject to contract, October 2020.

## VAT

The property is not elected for VAT.

## VIEWING

Strictly by appointment with agents.



## CONTACT

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## IMPORTANT INFORMATION

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