

**FOR SALE**

**RESIDENTIAL DEVELOPMENT OPPORTUNITY**



**LAND AND BUILDINGS  
AT STATION ROAD**

BARLASTON | STAFFORDSHIRE | ST12 9DG



## LAND AND BUILDINGS AT STATION ROAD

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- **Unique new build residential development opportunity (subject to planning)**
- **Exclusive area surrounded by greenbelt**
- **Attractive buildings with potential for refurbishment**
- **Site 1 – 2.47 ha (6.1 acres)**
- **Site 2 – 1.5 ha (3.7 acres)**
- **Sites available individually or as a single lot**
- **Disposal on behalf of Stoke-on-Trent City Council**



The Limes



### LOCATION

The sites are located on the north side of Station Road within the village of Barlaston. Barlaston is situated within the Borough of Stafford, approximately 6 miles south of Stoke city centre and 11 miles north of Stafford. Manchester is approximately 50 miles to the north and Birmingham 35 miles to the south.

Barlaston is a desirable and attractive residential area. The sites themselves both adjoin the greenbelt which creates an attractive rural setting.

Both the Limes and Estoril are situated within a short walk of the village centre where there are a number of local amenities including shops and a village pub.

[Click on map for larger view.](#)

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Promap Licence No. 100022432

Approximate site boundaries

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Estoril House



### DESCRIPTION

#### Site 1 – The Limes

The site extends to approximately 6.1 acres (2.47 ha), is rectangular in shape and heavily wooded in part. The principal building on the site is known as Limes House, an attractive two/three storey Victorian property constructed in 1893. Other buildings on site include the security lodge, Limes Cottage, a bungalow and a modern single storey library.

#### Site 2 - Estoril

Estoril is broadly rectangular in shape and extends to approximately 3.7 acres (1.49 ha). The principal building on the site is Estoril House, a two storey Edwardian property. Also on the site is Esperanto House which was sold long leasehold in 2002. Esperanto House benefits from rights of access and parking across part of the site.

### PLANNING

Under the Plan for Stafford Borough, there is a general presumption in favour of proposals for residential development, although other uses may be considered.

Although not listed, we would expect the local planning authority to encourage the retention of both the principal buildings on the sites.

Interested parties should make their own enquiries of the local planning authority.

### FLOOR AREAS

The table below includes approximate gross internal floor areas in relation to the principal buildings across both sites:

Description			Approximate Gross Internal Floor Area	
			Sq M	Sq Ft
Site 1	Limes Cottage	Ground Floor	53.08	571
		First Floor	53.08	571
		<b>Sub Total</b>	<b>106.16</b>	<b>1,142</b>
	Security Lodge	Ground Floor	43.65	470
		First Floor	32.45	349
		<b>Sub Total</b>	<b>76.1</b>	<b>819</b>
	Limes House	Ground Floor	222.1	2,391
		First Floor	170.34	1,834
		Second Floor	128.63	1,385
<b>Sub Total</b>		<b>521.07</b>	<b>5,610</b>	
Site 2	Estoril House	Ground Floor	291.43	3,137
		First Floor	208.29	2,242
		<b>Sub Total</b>	<b>499.72</b>	<b>5,379</b>

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### CONTACT

For further information or to make an appointment to view, please contact:

#### GARETH CONROY

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#### JONATHAN STANLAKE

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[jonathan.stanlake@gva.co.uk](mailto:jonathan.stanlake@gva.co.uk)

### TENURE

**Site 1** – We understand the property is held freehold.

**Site 2** – We understand the property is held freehold.

The area outlined in blue on the boundary plan is subject to a long lease granted to the Esperanto Association in 2002.

A report on title is available.

### PRICE

Both conditional and unconditional offers are invited for our clients freehold interests. Individual offers for Site 1 and 2 will be considered as well as offers for the Sites as a single lot.

### LEGAL AND SURVEYING FEES

Each party will be responsible for payment of their own fees.

### VAT

We understand Vat will be chargeable on the transaction.

### EPC

Full EPC reports for the buildings have been prepared and are available upon request.

### INFORMATION PACK

An Information Pack is available upon request:

The information includes:

Report on title	Indicative layout drawings
Topographical surveys	Utility information
Ecology surveys	Planning report
Floor plans	EPC
Asbestos register	

### VIEWING

Strictly by appointment with the sole agent, Bilfinger GVA. Contact:

[gareth.conroy@gva.co.uk](mailto:gareth.conroy@gva.co.uk)

[jonathan.stanlake@gva.co.uk](mailto:jonathan.stanlake@gva.co.uk)

Direct dial – 0161 956 4477

Direct dial – 0161 956 4108

Subject to contract

Particulars dated June 2015

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