

Brookside Road | Uttoxeter | Staffordshire | ST14 8AT

Site For Sale

0.162 hectares
(0.42 acres)

- Adjacent to Lidl Food Store with use of their car park
- Next to Starbucks and BP Pulse charging points
- Close to Railway Station
- Site Area – 0.42 acres
- Planning for 2 X 7,535 ft² Units
- Planning – Class E
- Offers over £350,000 + VAT



FOR SALE



Location



Gallery



Contact



Location

Uttoxeter is a market town off the A50 which links Nottingham, Derby and Stoke-on-Trent with a population of circa 14,000.

The Site

The site fronts the large Lidl car park (182 spaces) and is adjacent to the Starbucks Drive-Thru, whilst opposite is a large Waitrose store and the Railway Station. Access to the site is off the A518.

Tenure

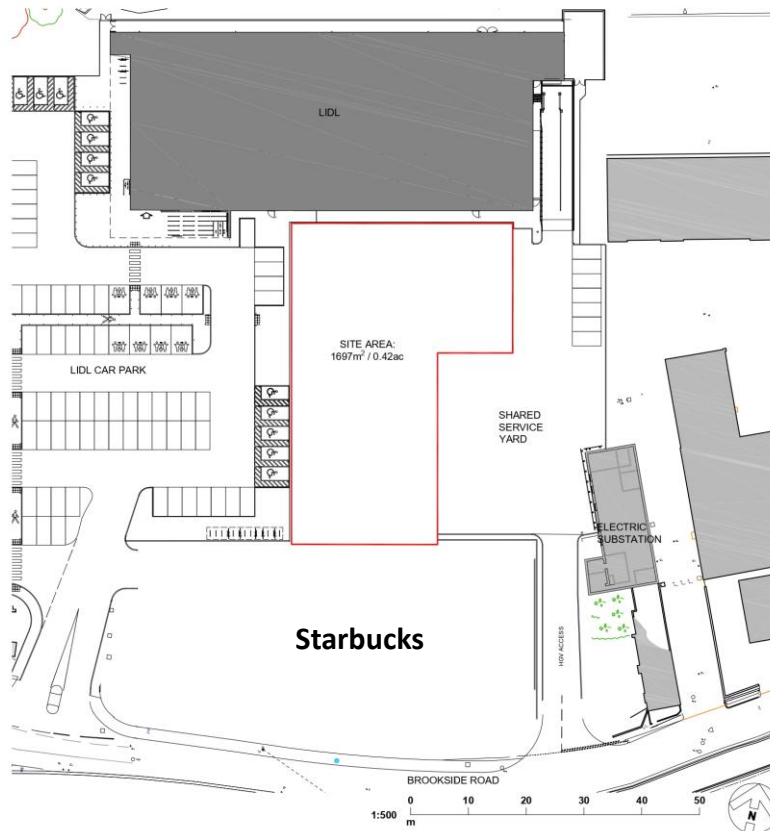
Freehold.

Planning

Planning consent exists for 2 Retail units of 7,535 sq ft . We would expect the planners to support a splitting of one of these units into perhaps 5 shops of 1,500 sq ft or perhaps 3 shops of 2,500 sq ft.

Please make direct enquiries with the Planning Department of East Staffordshire District Council.





DO NOT SCALE FROM THIS DRAWING.
VERIFY ALL DIMENSIONS AND SETTING OUT ON SITE.
NOTIFY ANY DISCREPANCIES TO THE ARCHITECT.
FOR STRUCTURAL INFORMATION, REFER TO
STRUCTURAL ENGINEER'S DRAWINGS.
FOR M&E INFORMATION, REFER TO M&E ENGINEERS
AND SUB-CONTRACTOR'S DRAWINGS.
FOR HEALTH & SAFETY INFORMATION, REFER TO
HEALTH & SAFETY RISK ASSESSMENTS.

THIS DRAWING IS STRICTLY NOT TO BE USED FOR CONSTRUCTION PURPOSES. DO NOT DIMENSION FROM THIS DRAWING.

THIS DRAWING CONSISTS OF THE F
PARTY INFORMATION & DRAWINGS

Ordinance Survey, received from M J BARRETT
DEVELOPMENTS, dno A-02-101, dated OCT 2016, first issue

Topographical Survey by Green Hatch, drawing 15541a_OGL
received via email on 27/03/2017

Malcolm Hughes Chartered Land Surveyors, drawing, Utility
Covers, (0845 420) members 504433404, dated February 2004

HCD received via email on 16/04/2019.

Site Boundary		1697m ²	0.42 acres
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REVISION # 00 BY 000 DATE 22-02-22

INFORMATION



LiDL GB Ltd
BROOKSIDE ROAD
UTTOXETER

OS MAP

Country	Male	Female
RS	1,500 @ A3	FEB 2001

Hadfield Cawkwell Davidson

Business Lodges, 11 Business Rd, Sheffield S10 2LZ. T 0114 266 8183. www.bld.co.uk

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Identity Checks

In order to comply with Anti-Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

Price

Offers in excess of £350,000 + VAT are required.

Legal Costs

Each party to bear their own legal costs.

Further Information

For further information or to arrange a viewing please call or click on the email or website below:-

David Hargreaves

07876 396003

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02/09/2025

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