



(Preliminary Details)

**1 SPRINGFIELD ROAD
LEEK
ST13 6EN**



Approx. Gross Area

- **Residential development opportunity, Subject to Planning**
 - **Includes existing buildings**
 - **Roadside visibility**



LOCATION

The site is located predominantly on Springfield Road providing main road links to A53 and A523. There is also access available to the rear of the site from Shirburn Road.

Buxton lies to the north and Stoke on Trent to the south via the A53. The A523 provides additional connections to Ashbourne and Macclesfield.

There is a good amount of residential and commercial uses surrounding the property along with an Asda supermarket adjoining the site.

DESCRIPTION

The site comprises a mixture of commercial premises fronting Springfield Road and grassland with a former school to the rear.

A public footpath currently runs through the centre of the site alongside the Asda Supermarket.

ACCOMODATION

Total Site Area – 2.19 acre (0.88 hectares)

The existing warehouse premises total 15,655 sq ft (1,454.43 sq m).

TENURE

The site is available to purchase on a freehold basis.

RENT / PRICE

Price – Offers invited

BUSINESS RATES

The commercial area fronting Springfield Road has a rateable value of £29,000 (2017 listing). Interested parties should make their own enquiries with the local authority to verify this.

PLANNING

The site has previously benefitted from planning consent for 45 dwellings and 285sq m of commercial/employment space granted in October 2007. Application ref; SMD/2007/1201. All interested parties are to make their own enquiries in regard to planning.



LEGAL COSTS

Each party is to bear their own legal costs in connection with the transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

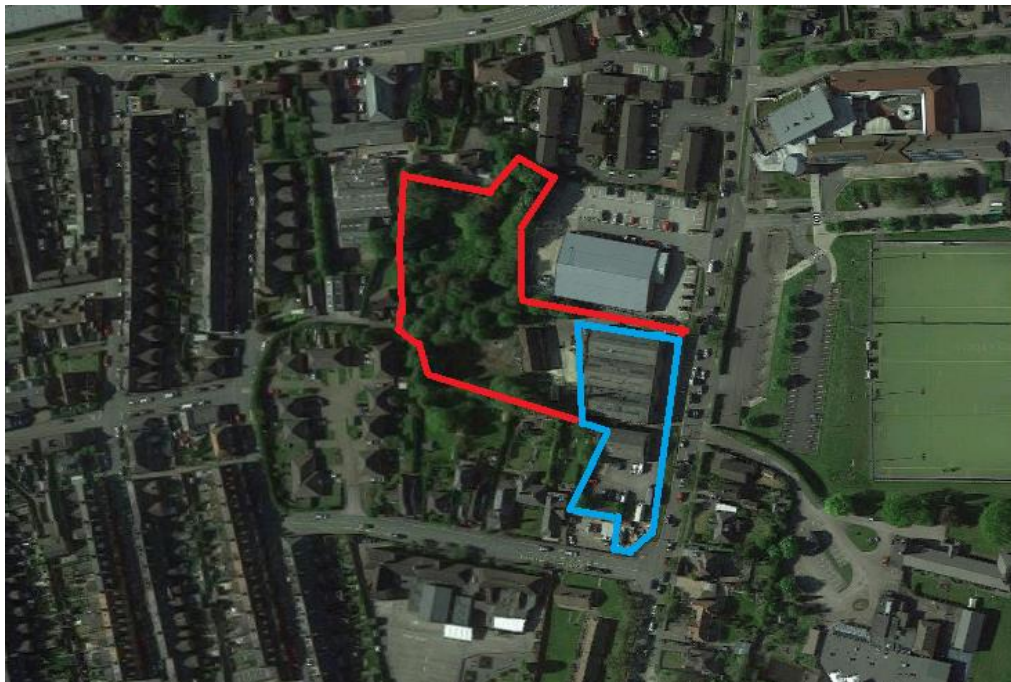
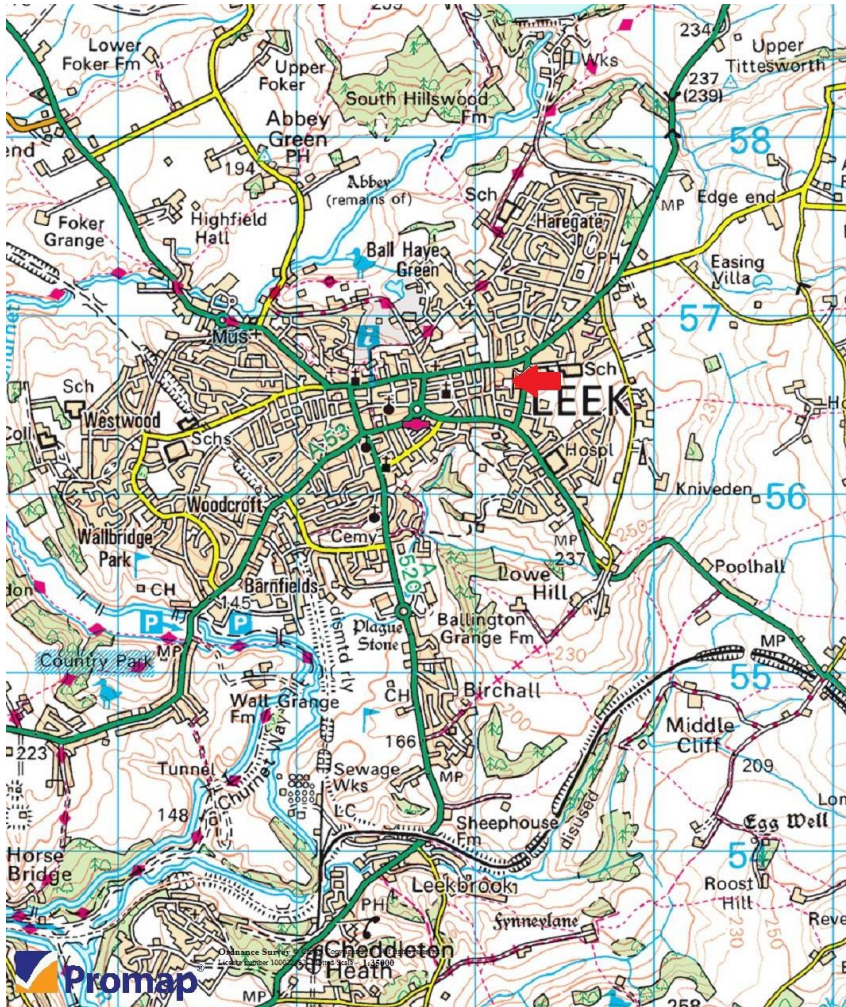
VIEWING:

Strictly via sole agents:

Harris Lamb
3 Lakeside
Festival Park
Stoke-on-Trent
ST1 5RY

Tel: 01782 272 555 Fax: 01782 272 511
Contact: Becky Thomas / Andrew Groves
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Ref: ST1046 / August 2017
Subject to Contract



Total Site (Red) 2.19 acre

Commercial Site (Blue) – 0.23acre