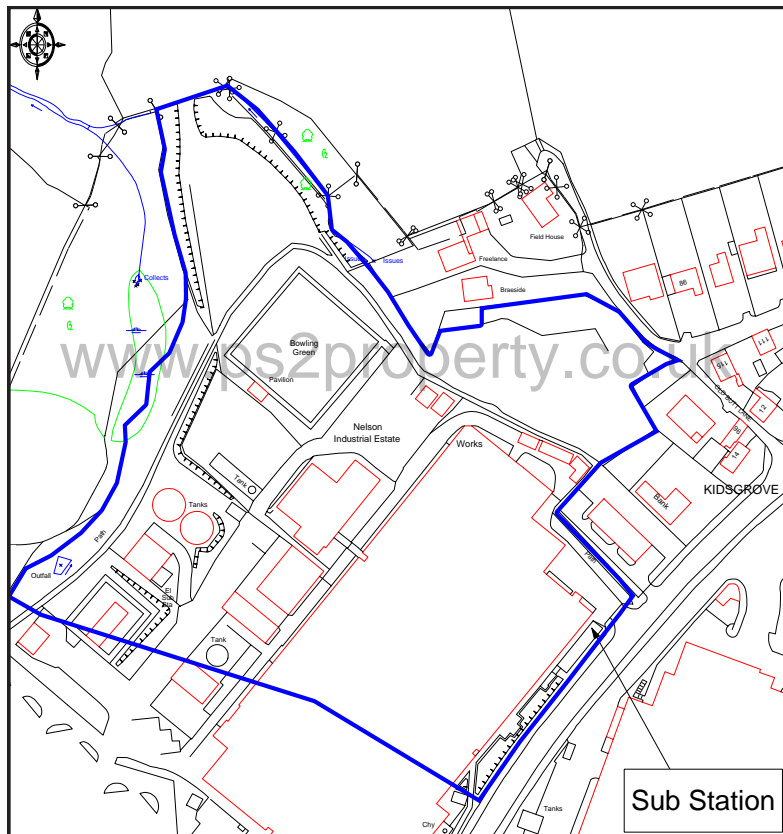




# FOR SALE

## DEVELOPMENT LAND

WEST AVENUE  
KIDSGROVE  
STOKE-ON-TRENT  
ST7 1TW



**Approximately 5.68 Acres (2.30 Hectares)**  
(Gross Site Area)

- Suitable for industrial / employment use
- Junction 16 of M6 Motorway approx. 4 miles
- P.O.A





## LOCATION

Stoke-on-Trent is strategically located next to the M6, served by both Junctions 15 and 16. The A500 dual carriageway links the two junctions and runs through The Potteries urban area, connecting with the A50 which runs to the east and links the M1 at Junction 24.

Kidsgrove is located closest to Junction 16 (4 miles) via the A500 and A34 and is situated at the northern side of The Potteries (see location plan).

The site for sale is located on the west side of West Avenue to the north of the site which is being developed as a new distribution headquarters for AAH Pharmaceuticals and south of a residential area. To the west is open countryside and to the east an industrial / distribution estate.

## DESCRIPTION

The site extends to approximately 5.68 acres (2.30 hectares) and slopes from West Avenue towards the western boundary. Whilst buildings have been demolished, areas of hard standing have been retained. Some cut material from the site being developed to the south has been mounded on the lower parts of the site for use by a prospective purchaser.

There are currently two access points from the adopted highway into the site. The southern boundary may shift slightly depending upon the operational requirements of AAH. We will notify interested parties of any changed proposed.

## TENURE

The property is to be sold Freehold with the benefit of vacant possession and we are unaware of any restrictions on Title that would affect value.

## PRICE

On Application.

## PLANNING & HIGHWAYS

We have been verbally advised by Newcastle-under-Lyme Borough Council that the site is allocated for employment purposes, the previous use being light and general industrial, research and development, as well as offices and distribution.

## SERVICES

We understand all main services are connected to the site and are available in West Avenue. There is also a sub-station which we have shown on the site plan.



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Not to Scale, For Identification Purposes Only. Boundaries Marked Are Approximate.

## 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.

## ADDITIONAL INFORMATION & VIEWING:

Strictly via joint agents:

**Harris Lamb**  
**3 Lakeside**  
**Festival Park**  
**Stoke-on-Trent**  
**ST1 5RY**  
**Contact: Richard Mounsey**

**Tel: 01782 272 555**  
**Fax: 01782 272 511**  
**Email: richard.mounsey@harrislamb.com**

Or

**Savills**  
**Tel: 0121 633 3733**

**Ref: ST005 / March 2009**

**Subject to Contract**

