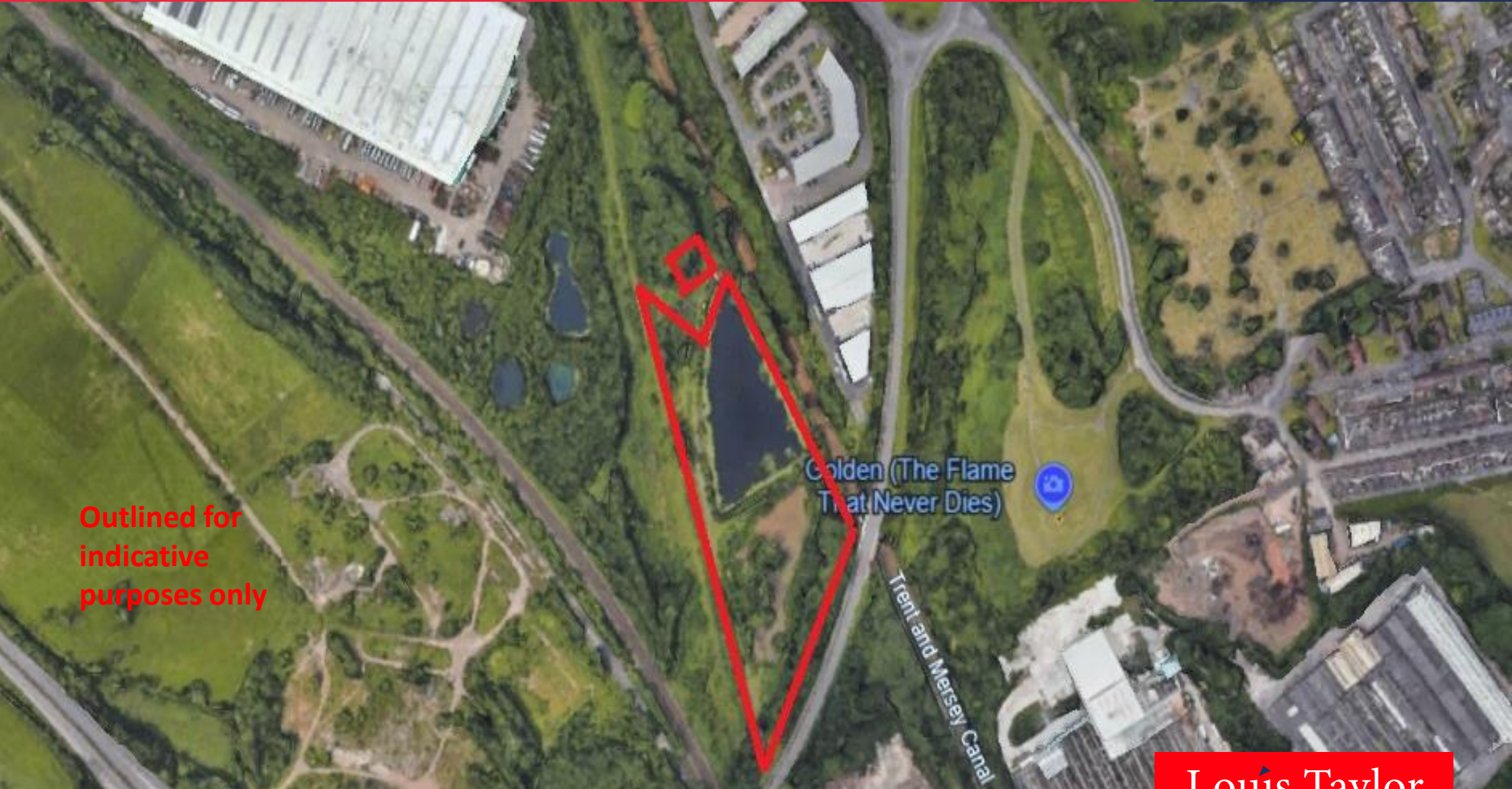


**For Sale.**

Land Off Reginald Mitchell Way And Chemical Lane,  
Tunstall, Stoke-on-Trent, ST6 4PB

Circa  
10 Acres



Outlined for  
indicative  
purposes only

**Louis Taylor**

Contact: Simon Palmer

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## Description.

Industrial land of circa 10 acres (including a fishing pond of 2 acres) situated in Chatterley Valley. Offering a very good development potential subject to planning permissions.

The site is adjacent to the Genesis Centre, JCB World Logistics and Brown Distribution Centre. The access is from chemical lane east via a gated track.

The area has seen large scale commercial development in recent years from the Festival Park site, Chemical Lane, Canal Lane, Tunstall Arrow and Peacock Hay; all with good reason as the A500 is adjacent with access to junction 15 south & 16 North of the M6 & east west via the A50.

## Location.

The site is situated to the south of Lowlands Road. Reginald Mitchell Way is to the east of the site of the A527 (no access) and the land does not have a direct access onto Lowlands Road. The only access to the site is via a track off Chemical Lane.

## Planning.

We would advise all interested parties to make their own enquiries with Stoke on Trent City Council Planning Department.

## Services.

We believe that there is a drain running across the site. We have been informed that there are no other services are available.

None of the services have been individually inspected or tested and therefore, advice from an appropriately qualified engineer should be sought to confirm that such services are in satisfactory condition.

## Price.

£690,000

## VAT.

VAT may or may not be applicable at the prevailing rate.

## Tenure.

Freehold.

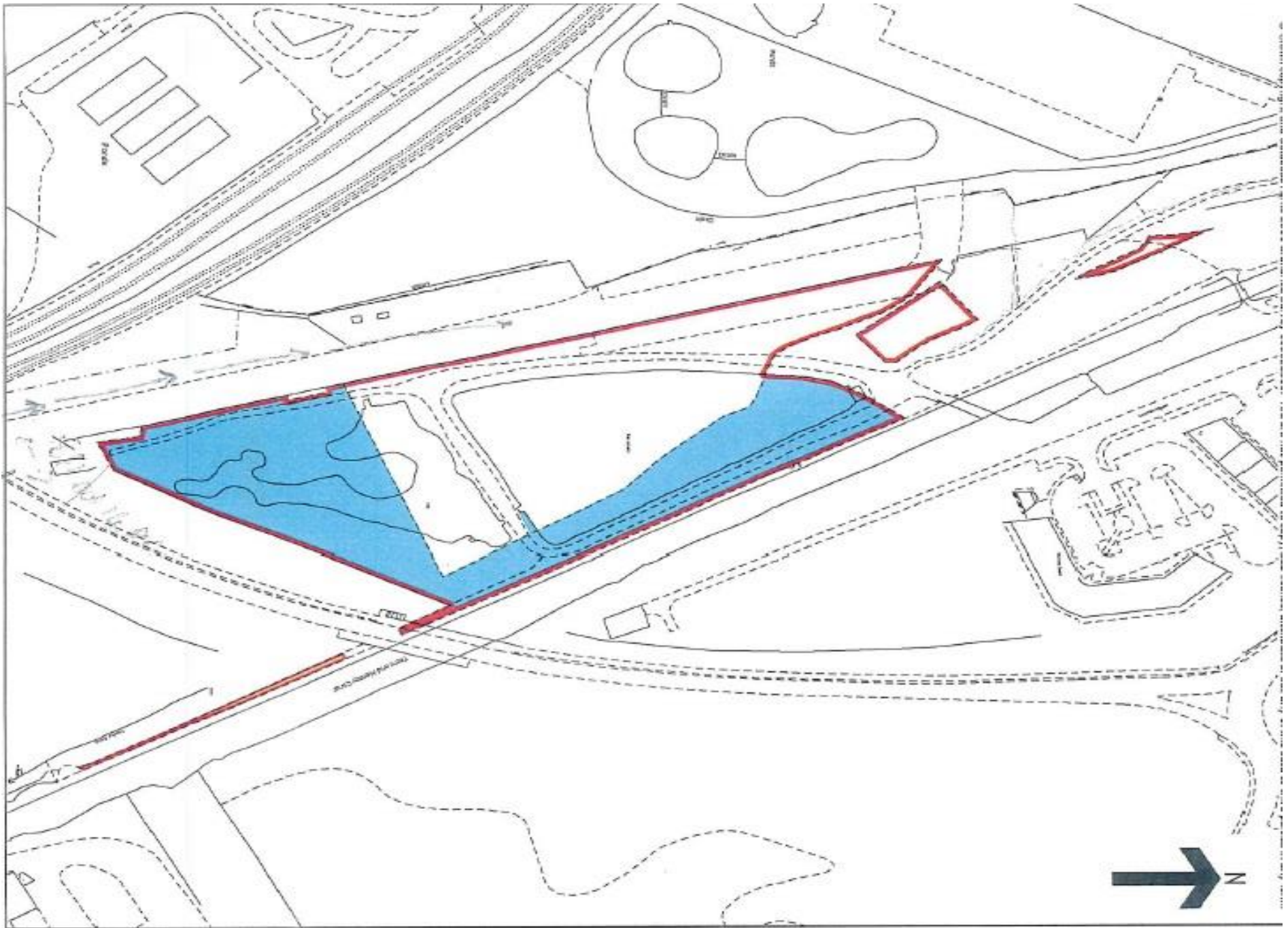
## Legal Costs.

Each party to bear their own legal costs.

## Money Laundering.

We are required to undertake identification checks of all parties leasing and purchasing property.

# Location



Louis Taylor

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# Contact us

Independent chartered surveyors and estate agents handling Commercial, Residential and Auction property matters in Staffordshire & South Cheshire.



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