



Land at Ayshford Street, Longton, Stoke on Trent, ST3 2PP
For Sale: Offers in the order £130,000

Highly Visible Development Land
0.20 acres

Land at Ayshford Street
Longton
Stoke on Trent
ST3 2PP

Location

The property is located to the northwest of Ayshford Street and to the southwest of the A50 link road connecting the Trentham Road (Longton) interchange to the south-east with the Foley Road (Tesco) interchange to the north-west.

- what3words: open.palms.lined

Adjacent land uses include retail, industrial, and residential uses.

Description

The property comprises an irregular shaped, flat site extending to approximately 850 sq. m (0.20 acres) having approximately 60m frontage to the A50 link road and 10m frontage to Ayshford Street, from where it is accessed. The property is therefore highly visible.

Whilst not currently benefiting for planning consent for any form of development, previously permitted uses include advertising hoardings.

Included within the freehold is an electricity substation fronting Willow Row which is subject to a 99-year lease from September 1988 to Western Power Distribution PLC at £1 per annum.

Services

Interested parties are advised to make their own investigations.

Planning

Interested parties are recommended to make their own enquiries of Stoke on Trent City Council.

Rating

The property is not in the Rating List.

Tenure

Freehold

Energy Performance

The property is exempt from the requirement to produce an Energy Performance Certificate.

Price

Offers in the order of £130,000.

VAT

Not applicable

Costs

Each party is to be responsible for their own legal costs.

Anti-Money Laundering Regulations

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving licence, passport, utility bill) from the applicant. Where appropriate we will also need to see proof of funds.

Viewings

By appointment with the agent, contact

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Subject to Contract

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