



**FOR SALE**

Bond Wolfe  
**bw**



**Historic ex-brewery with full planning permission for mixed use  
redevelopment**

**Crown Industrial Estate, Anglesey Road, Burton Upon  
Trent, Staffordshire, DE14 3NX**

OFFERS IN THE REGION OF:  
**£2,900,000**

## KEY FEATURES

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Historic ex brewery with full planning permission for residential and commercial redevelopment.

The completed development will provide circa 81,084 sq.ft of mixed use accommodation.

Consent for conversion to 64 new apartments, as well as 9 office units and 4 retail units.

Excellent transport links being located just 2 minute drive from Burton-Upon-Trent train station.

Proposed accommodation to include 106 car parking spaces and 40 cycle spaces.

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**FREEHOLD OFFERS IN THE REGION OF  
£2,900,000**



## LOCATION

The site comprises a total of circa 1.39 acres and was formerly used as a brewery by Worthington's who took over in 1910. It is conveniently located off Anglessey Road, being just half a mile from the main town centre. The site lies just 0.6 miles from Burton Upon Trent train station, giving ready access to Birmingham, Nottingham and Edinburgh.

## SITE DESCRIPTION

A 1.39 acre rectangular shaped site, comprising a three-storey building that was originally built around 1875. The site benefits from planning consent for the development of 64 apartments, along with 4 retail units and 9 office units. There is also the provision for 106 car parking spaces, 40 cycle spaces, and electric vehicle charging points. The consented scheme comprises 29 x 1 bedroom apartments, 35 x 2 bedroom apartments, 4x retail units and 9x office units with a total GIA of 81,084 sq.ft over ground first, second and third floors.

## ACCOMMODATION

Floor	Number Of Units	Area (Sq.Ft)	Area (Sq.M)
1 Bedroom Apartments	29	20,871	1,983
2 Bedroom apartments	35	34,165	3,174
Retail Units	4	14,025	1,303
Office Units	9	12,023	1,117
<b>Total</b>	<b>64 Res Units 14 Com Units</b>	<b>81,084</b>	<b>7,577</b>



## PLANNING

Under Planning Application number P/2019/00232, planning permission was granted for the development of 64 self-contained apartments, 4 retail units and 9 office units. Full planning details along with relevant discharge notices and pre-start sign offs are available via dropbox access upon request.

## TENURE

Freehold.

## VAT

We are advised that VAT is not payable.

## LEGAL COSTS

Each party are responsible for their own legal costs that may be incurred in this transaction.

## PRICE

Offers in the region of £2,900,000.

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



# CONTACTS

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