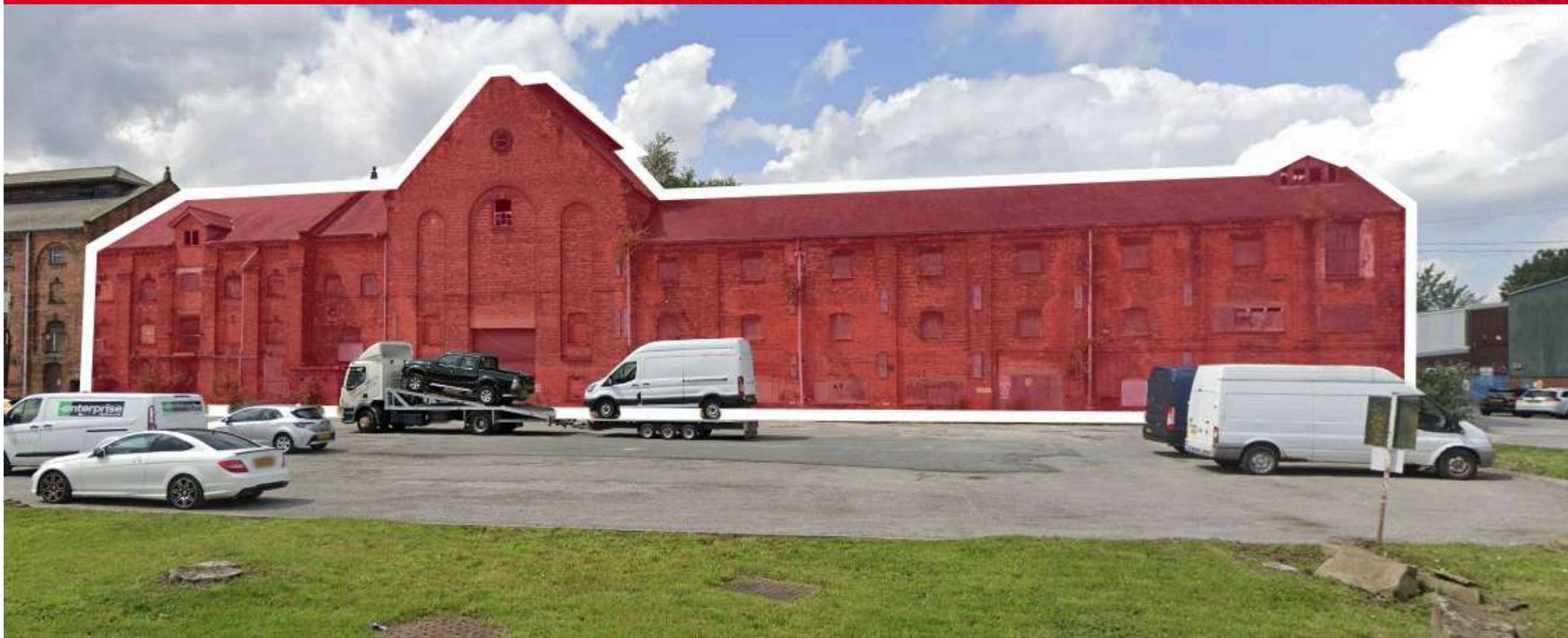




FOR SALE

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:
£1,500,000

KEY FEATURES

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

The consented development will provide 41,000 sq. ft. (3,810 sq. m).

Consent for conversion to 37 new apartments and 11,870 sq. ft. of retail space.

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

Proposed accommodation to include 45 car parking spaces.

FREEHOLD OFFERS IN THE REGION OF £1,500,000



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.

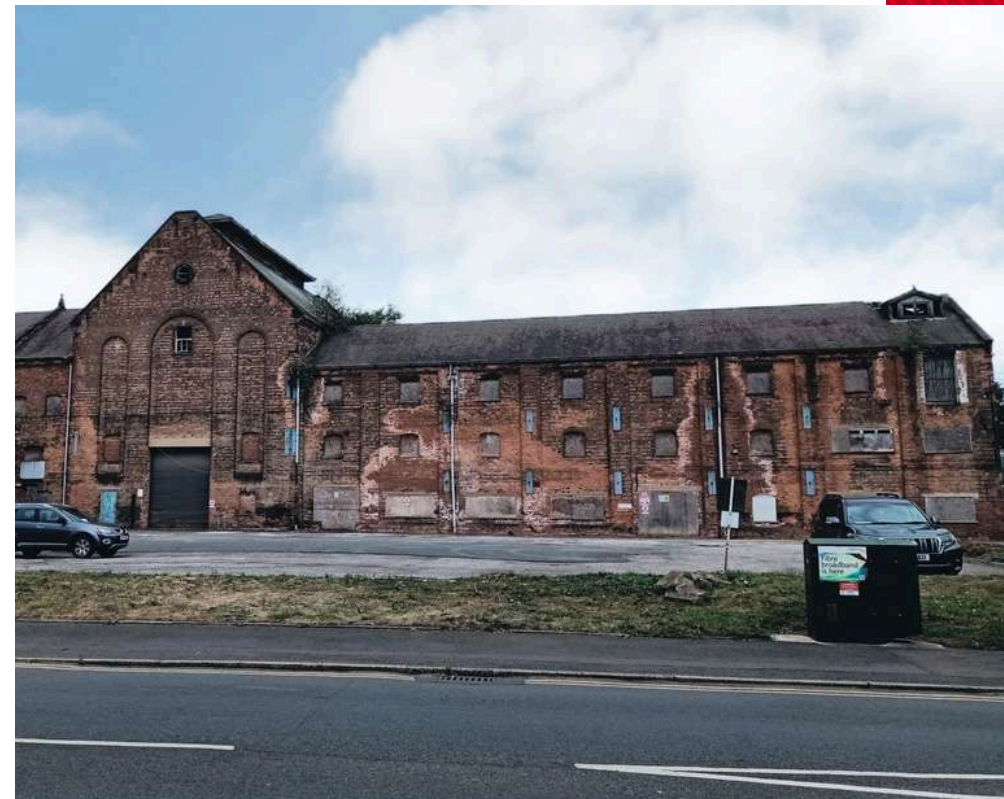
SITE DESCRIPTION

The property sits on a 1.39 acre rectangular shaped site, comprising a three-storey building that was originally built around 1875. The property being offered for sale extends to 41,000 sq. ft. (3810.40 sq m) which has consent for conversion to 37 apartments and 11,870 sq. ft. (1,103.15 sq m) of retail space at ground floor level. The proposed scheme would also include 45 on site car parking spaces.

The total 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 9 x office units with a total GIA of 81,084 sq ft over ground, first, second and third floors. Offers maybe considered for the whole site and further details are available from the sole selling agent.

ACCOMMODATION

Floor	Number Of Units	Area (Sq.Ft)	Area (Sq.M)
1 Bedroom Apartments	18	12,954	1,204
2 Bedroom apartments	19	16,321	1,520
Retail Units	1	11,870	1,303
Car Parking	45	-	-
Total	37 Residential Units, 11,870 sq. ft Commercial Unit, 45 Parking Spaces	41,145	4,027



PLANNING

Under Planning Application number P/2019/00232, planning permission was granted for the development of the whole site for 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 £1,500,000.

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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