

For Sale



Norton Clinic, 62 Knypersley Road, Stoke-on-Trent ST6 8HZ

Opportunity to acquire a former clinic with potential for alternative uses (STPP)

Lucy Briggs

Senior Surveyor

+44 (0)121 609 8075

+44 (0)7780 918 848

lucy.briggs@avisonyoung.com

Andrew Moss

Principal

+44 (0)121 609 8398

+44 (0)7836 207 619

andrew.moss@avisonyoung.com


Midlands Partnership
NHS Foundation Trust

**AVISON
YOUNG**

Norton Clinic

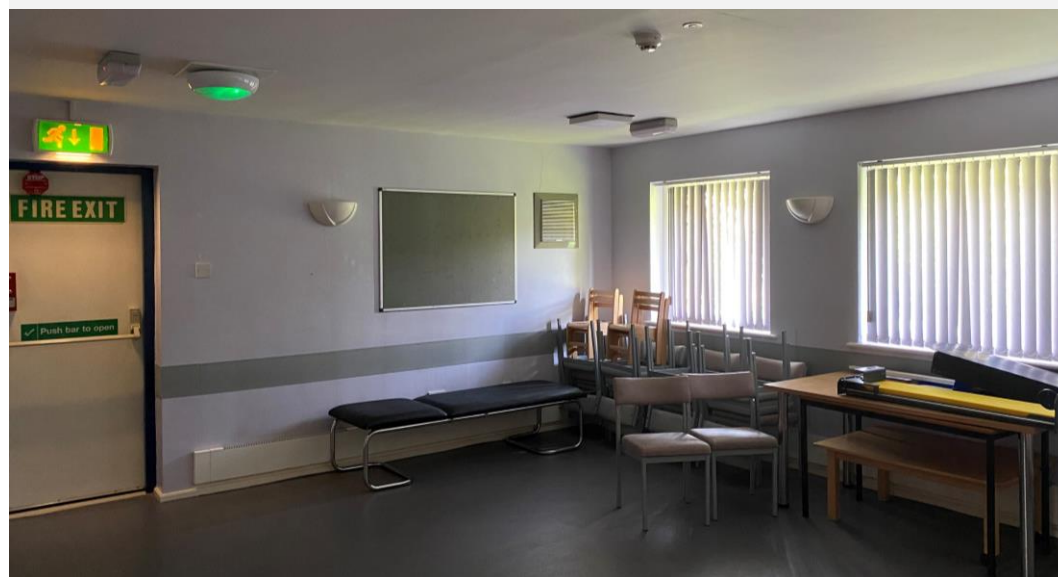
Description

The property is occupied by a single-storey detached clinic extending to circa 1,442 sq. ft (134 sq. m) GIA. There is a sloping driveway and hardstanding car park to the front with 7 spaces and a lawned garden to the rear.

The property is located in a residential area, surrounded on all sides by a mixture of two-storey semi-detached houses, bungalows and apartments. The property is bordered by hedges on all sides.

The site extends to approximately 0.23 acres (0.09 ha) gross. Vehicular access to the site is available from the south-west from Knypersley Road.

Vacant possession will be available on completion of the transaction.



Freehold property



Total GIA circa 1,442 sq ft (134 sqm)



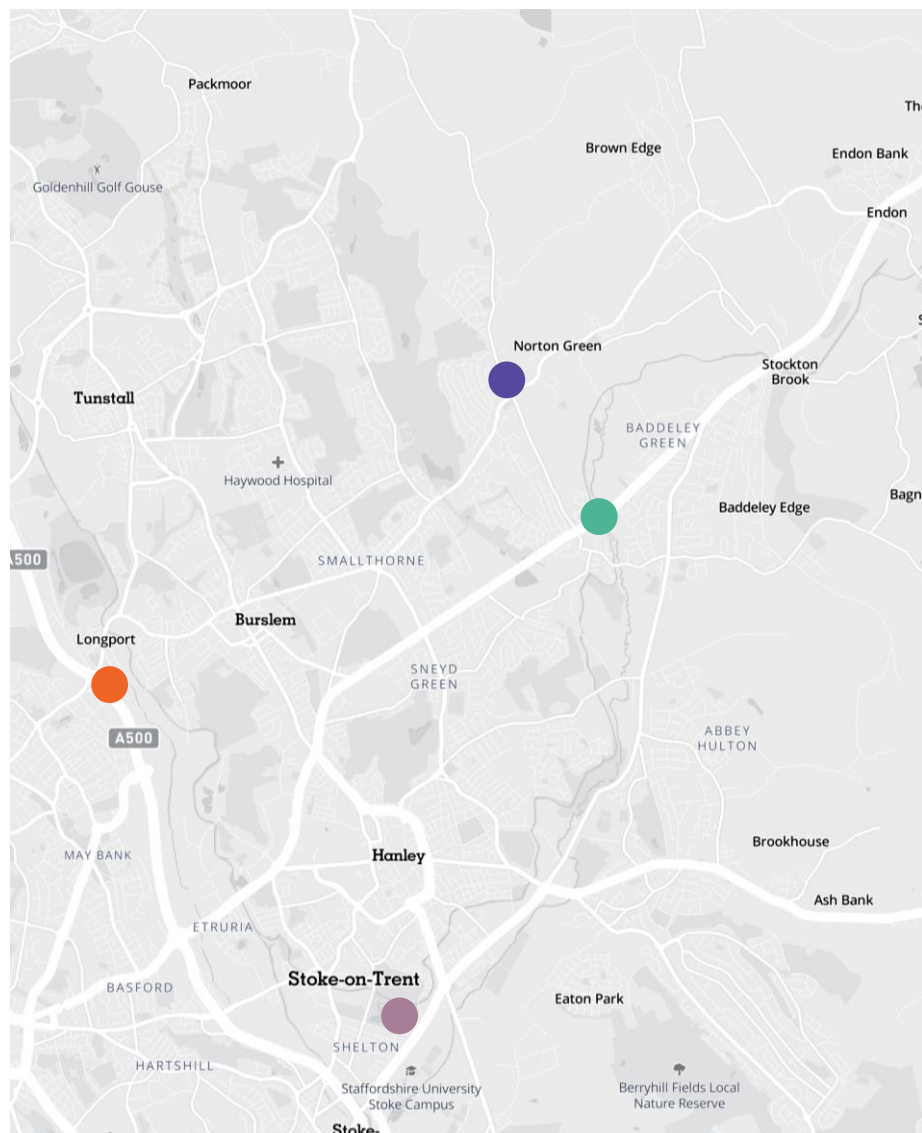
Use class E(e) suitable for a variety of uses (STPP)



Established residential area

Location

Map



Transport and Local Area





The property is located in Norton, a hamlet in Stoke-on-Trent. Norton is approximately 4 miles (6.5 km) north-east of Stoke-on-Trent, 30 miles (48 km) to the north-west of Derby, 29 miles (46 km) to the south of Manchester and 42 miles (68 km) to the north-west of Nottingham.

Stoke-on-Trent railway station is 4 miles (6 km) to the south of the site and has services to London Euston, Birmingham New Street and Manchester Piccadilly amongst others.

Knypersley Close, which turns into Norton Lane, connects the property to the A53. The A53 is a direct route into Newcastle-under-Lyme and connects the property to the A500 which is a major access route running through Staffordshire and Cheshire.

Norton has a small selection of retailers including a Co-Op Food, local takeaways and a hairdresser. A larger retail provision with national retailers, restaurants and convenience stores is located in Hanley, 2.5 miles (4 km) to the south and Stoke-on-Trent.

Key

-  Norton Clinic
-  A53
-  A500
-  Stoke-on-Trent

Property detail

Tenure

The property is to be sold freehold with vacant possession and subject to all third party rights, easements and statutory designations currently passing. Prospective purchasers must satisfy themselves in this regard.

The property currently occupies Title SF363978, extending to circa 0.23 acres (0.09 hectares) gross.

Services and Highways

We understand that all mains services are available to the property. However, prospective purchasers must satisfy themselves in respect of the availability, capacity and sustainability of all services and utilities.

Planning

The Local Planning Authority is City of Stoke-on-Trent. We understand that the property is located just outside the boundary of the Green Belt area.

The current planning use for the site is E(e) 'Medical services not attached to the residence of the practitioner'.

A copy of the Planning Appraisal report is available on the data site. This details potential uses (subject to planning) at the site including use as a community centre, residential conversion or redevelopment, employment uses, retail use and mixed use development.



EPC

The building has an EPC Rating of C (61). A full copy of the EPC and accompanying recommendations report is available within the data site.

VAT

VAT will not be chargeable on the transaction.

Method of sale



Method of Sale

The site is being sold on an informal tender basis.

A data room containing further information in respect of the property is available via the Avison Young data site www.avisonyoung.co.uk/nortonclinic

Please be advised that plans, drawings and other information on the data site are protected by copyright, patent and warranty laws.

Viewing and Additional Information

It is intended that a number of viewing days will be arranged. Parties should contact Avison Young to arrange an inspection. No attempt should be made to gain access to the property without prior arrangement.

Subject to Contract

Avison Young | For sale - Norton Clinic

Basis of Offers

Unconditional and conditional offers are invited for the freehold interest in the entire property however the Vendor has a strong preference for unconditional offers.

Offers should be submitted using the bid proforma available in the data room.

Offers are to be submitted in writing by the specified informal tender deadline of 12 noon on Friday 10th March 2023, FAO lucy.briggs@avisonyoung.com and andrew.moss@avisonyoung.com

The Vendor reserves the right not to accept the highest or any offer received.

**For more information
about this property,
please get in touch.**



Lucy Briggs

Senior Surveyor

+44 (0)121 609 8075

+44 (0)7780 918 848

lucy.briggs@avisonyoung.com

Andrew Moss

Principal

+44 (0)121 609 8398

+44 (0)7836 207 619

andrew.moss@avisonyoung.com

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.