

For Sale



Werrington Clinic, Salters Close, Stoke-on-Trent ST9 0DB

Opportunity to acquire a former clinic (E(e) Use Class) with potential for reuse or redevelopment (STPP)

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Midlands Partnership
NHS Foundation Trust

**AVISON
YOUNG**

Werrington Clinic

Description

There is occupied by a single-storey detached clinic, extending to circa 2,887 sq ft (268 sq m) GIA. A hardstanding car park is situated to the front with 13 parking spaces. The remainder of the property is lawned.

The property is located in a cul-de-sac with mainly two-storey semi-detached houses. The property is bordered by hedges to the south which separates it from agricultural fields and there is public open space to the north.

The site extends to approximately 0.62 acres (0.25 ha) gross.

Vehicular access to the site is available from the northern boundary from Salters Close.



Freehold property



Total area circa 0.62 acres (0.25 ha) gross



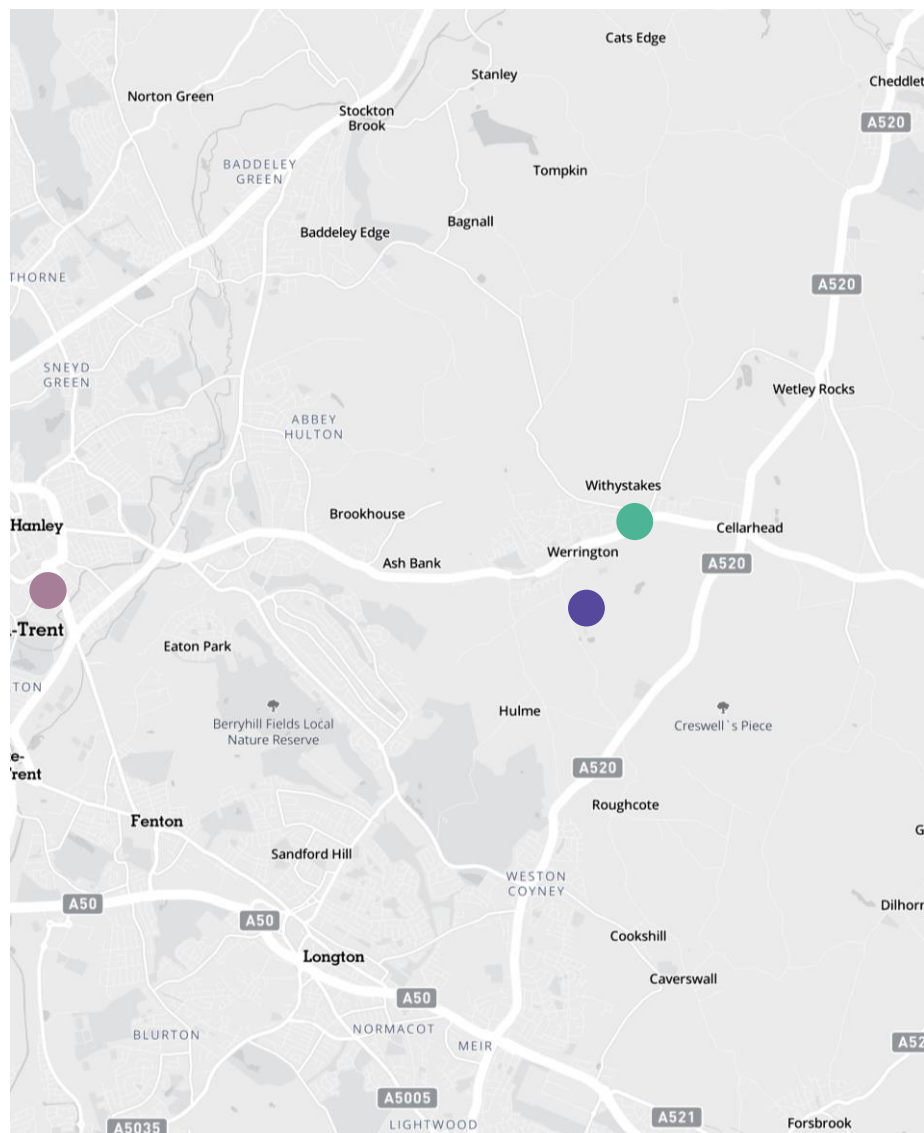
Use class E(e) suitable for a variety of uses (STPP)



Established residential area

Location

Map



Transport and Local Area




The property is located in Werrington, a village in the Staffordshire Moorlands District of Staffordshire.

Werrington is approximately 4 miles (6.5 km) north-east of Stoke-on-Trent, 26 miles (42 km) to the north-west of Derby, 32 miles (51 km) to the south of Manchester and 40 miles (63 km) to the north-west of Nottingham.

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

Salters Close connects the property to the A52 which is a direct route into Stoke-on-Trent city centre and connects the property to the A500 which is a major access route running through Staffordshire and Cheshire.

Key

-  Werrington Clinic
-  A52
-  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 SF353958, extending to circa 0.62 acres (0.25 ha) 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 Staffordshire Moorlands District Council. We understand that the property is situated within a Green Belt area, and it is just outside the settlement boundaries.

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 use, employment uses, mixed use development and retail use.



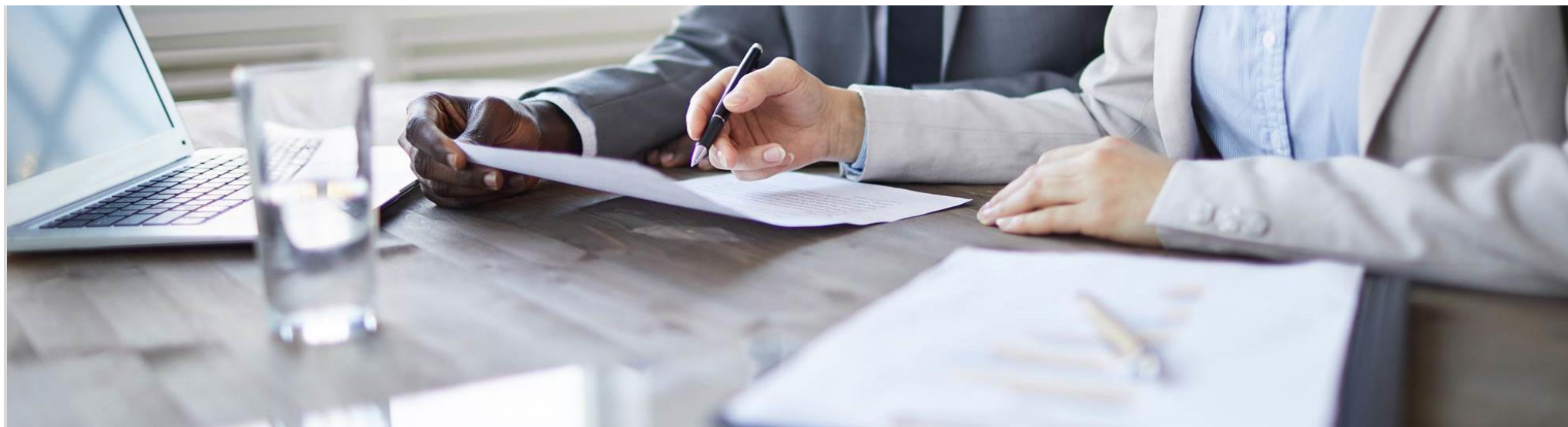
EPC

The building has an EPC Rating of C (55). 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/werringtonclinic

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.

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.**



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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.