



Newcastle U Lyme Town Centre Residential Development Site with consent for Nine Apartments - £249,950.



External view of proposal showing signage.



External view of proposal from car park.



External view of proposal from roadside.



External view of proposal from further down the main road.

BASE

CA3398
The Jolly Potter
PL-008

Shrewsbury Conwy Chester
T: 01743 236400 T: 01244 569008
W: basearchitecture.co.uk

@base.architecture
/BaseArchitects
base Architects



RIBA

Jolly Potters, 9 Barracks Road, Newcastle, Staffordshire, ST5 1UP

- Excellent edge of town centre location.
- Close proximity to town centre amenities including bus station and main retail facilities.
- Planning Consent for new 4 storey, 9 no. apartment block with small commercial unit and associated underground parking.
- Site Area 0.058 Acres. (Source Nimbus Maps).

Freehold offers at £249,950 are invited subject to contract and exclusive of VAT where chargeable.

Particulars Updated 10-Apr-2024

Lichfield Business Village,
Staffordshire University Lichfield Centre,
The Friary, Lichfield, Staffordshire,
WS13 6QG

Telephone: 0121 353 2757
Mobile: 07973 837548
Email: matt@matthewphillipsurveyors.co.uk
www.matthewphillipsurveyors.co.uk

Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property



LOCATION

The Jolly Potters lies adjacent to and just inside the ring road within the centre of Newcastle U Lyme at the junction with Barracks Road.

The property lies in a mixed residential and commercial area within easy reach of the bus station immediately opposite and all the town centre amenities.

Newcastle under Lyme lies on the western side of the North Staffordshire Potteries conurbation, adjacent to the M6 motorway and with easy access from Junctions 15 and 16.

DESCRIPTION

The existing public house is of traditional 2 storey construction with rendered elevations beneath a pitched tiled roof. The property includes a rear yard and in total the site extends to 0.058 acres (Source Nimbus Maps). The property is closed and is not trading.

ACCOMMODATION

GROUND FLOOR - Front double entrance door to inner hall area with access to the trade areas. To the left-hand side is the Public Bar with bar counter, having part tiled, part carpeted floor, beamed ceiling, darts throw, upholstered fixed wall seating. Gentlemen's Toilets situated off.

To the opposite side of the entrance hall is the Lounge Bar, having carpeted floor with non-slip tiled walk to further counter to the central servery and upholstered fixed wall seating.

Rear hall off which are the Ladies Toilets, also providing access to the rear yard area. Directly off the servery is the ground floor cellar, door to rear yard for deliveries.

FIRST FLOOR - Stairs off rear hall with coded door, domestic kitchen, small utility, lounge, 2 double bedrooms, bathroom.

OUTSIDE - Rear Patio with smoking shelter, garage/ stores, private parking.

PROPOSED APARTMENT DEVELOPMENT

Under the terms of the planning consent it is proposed to develop a total of 9 apartments ranging from 37 sq. m. to 66 sq. m. on the upper floors with a small retail / studio / office unit, 4 car parking spaces, bike store and residential bin storage area at ground floor. Full scale drawings can be provided on request.

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Level 0



Level 1



Level 2

KEY

- 1 no. Unit Type 01 - 1 Bedroom - 38m²
- 1 no. Unit Type 02 - 1 Bedroom - 37m²
- 1 no. Unit Type 03 - 1 Bedroom - 50m²
- 1 no. Unit Type 04 - 1 Bedroom - 52m²
- 1 no. Unit Type 05 - 2 Bedrooms - 66m²
- 1 no. Unit Type 06 - 2 Bedrooms - 63m²
- 1 no. Unit Type 07 - 1 Bedroom - 52m²
- 1 no. Unit Type 08 - 1 Bedroom - 61m²
- 1 no. Unit Type 09 - 1 Bedroom - 61m²

Total = 9 no. Units



Level 3 (Penthouse)

KEY

- 1 no. Unit Type 01 - 1 Bedroom - 38m²
- 1 no. Unit Type 02 - 1 Bedroom - 37m²
- 1 no. Unit Type 03 - 1 Bedroom - 50m²
- 1 no. Unit Type 04 - 1 Bedroom - 52m²
- 1 no. Unit Type 05 - 2 Bedrooms - 66m²
- 1 no. Unit Type 06 - 2 Bedrooms - 63m²
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- 1 no. Unit Type 08 - 1 Bedroom - 61m²
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Total = 9 no. Units

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GENERAL INFORMATION

Tenure

The property shown edged red on plan is available freehold with the benefit of vacant possession.

Services

We believe that all the main services are available to the site, but prospective purchasers should undertake their own enquiries with the relevant utility companies to confirm that adequate services are available for the proposed development.

Licences

The property holds the benefit of a Premises Licence which can be transferred to the Buyer or surrendered if the site is to be developed.

Town & Country Planning

Planning consent has been granted by Newcastle U Lyme Borough Council Application number: 23/00184/FUL for the demolition of existing pub, construction of a new 4 storey, 9 no. apartment block with associated underground parking and drainage works as well as a small commercial unit on the ground floor.

The site plans and full details of the planning application are available upon request or alternatively please click on the following link for access to the application/ consent on the Council's website. - Please see the link to the consent.

[Link to Planning Consent](#)

Rating Assessment

The rateable value is £5.000 with effect from April 2023

ASKING PRICE

Freehold offers at £249,950 are invited subject to contract and exclusive of VAT where chargeable.

Further Information

All interested parties are requested to contact Matthew Phillips for further information or to arrange viewings for the property.

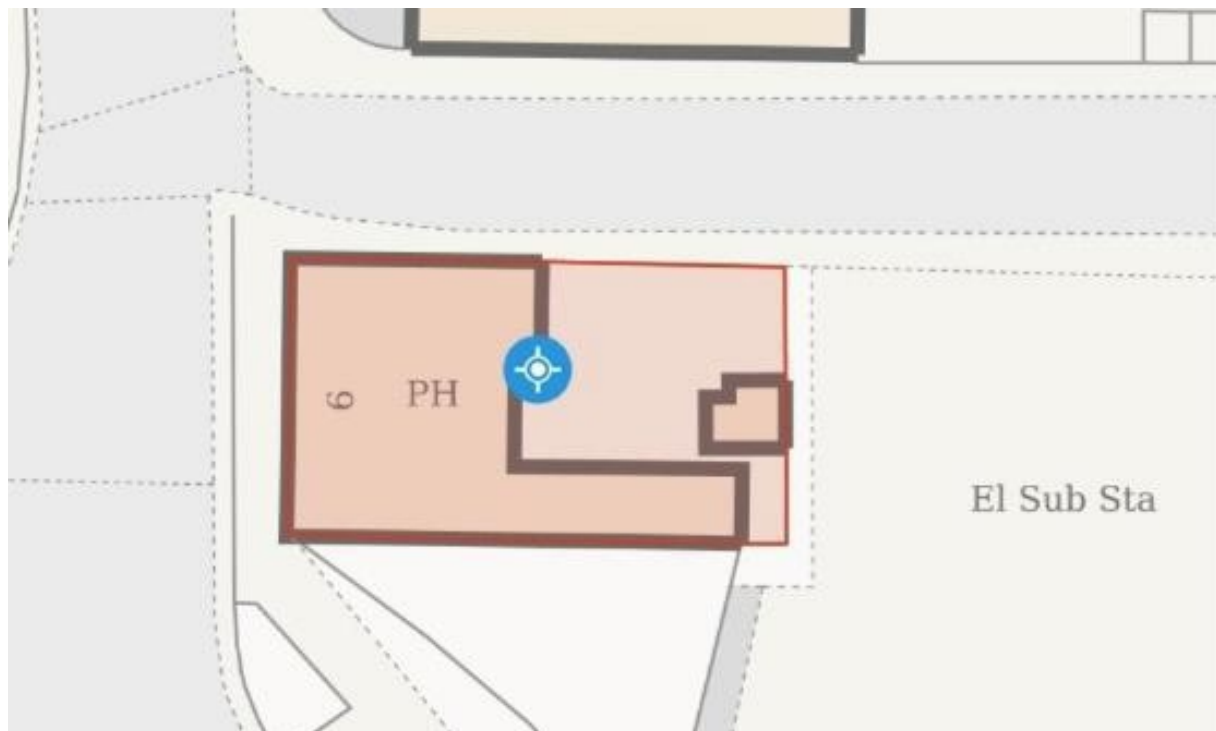
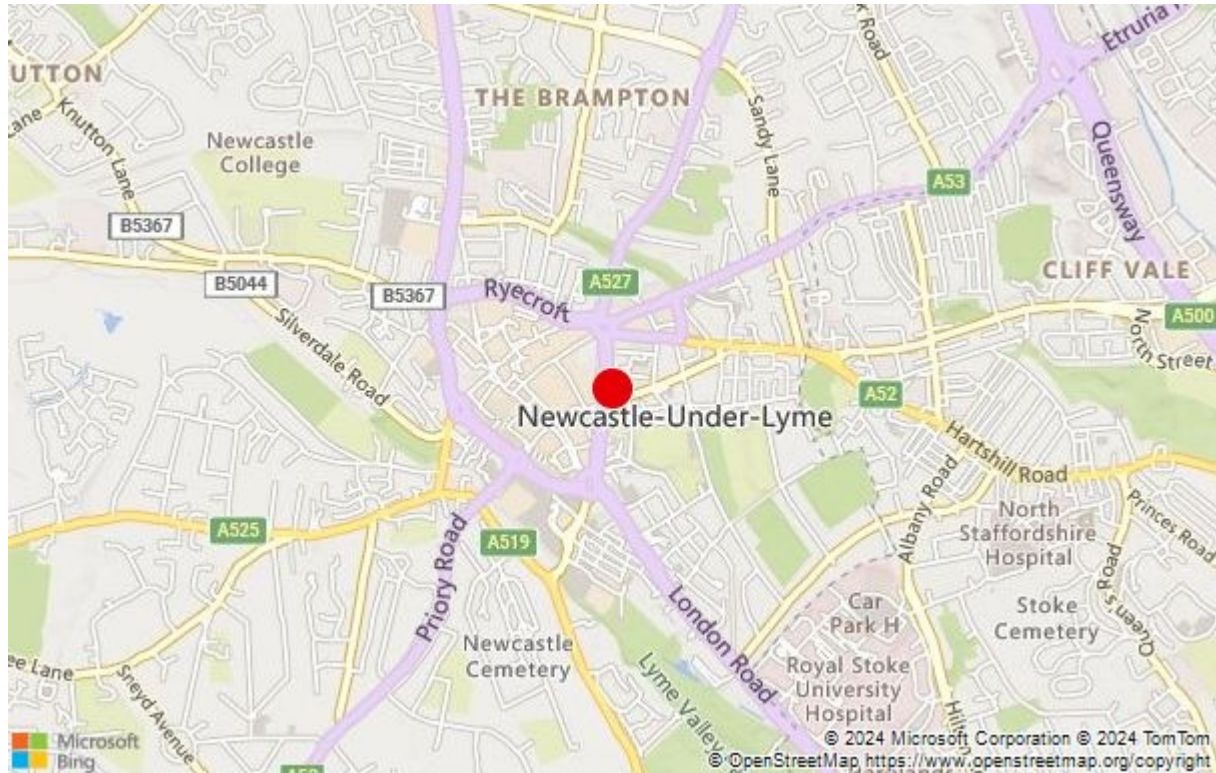


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