

# Development Opportunity

1.53 ACRES (0.62 HECTARES)

V LAND AT OXFORD ROAD, FEGG HAYES, TUNSTALL, ST6 6QP



# **KEY FEATURES**

- 1.53 acre site
- · Cleared site
- Residential location
- Freehold
- Prior lapsed planning consent for residential



Map Data: Google Earth

## LOCATION

The subject site is located within the Fegg Hayes district of Tunstall, one of the six towns that, along with Burslem, Longton, Fenton, Hanley and Stoke-upon-Trent, amalgamated to form the City of Stoke-on-Trent in Staffordshire.

The site is situated fronting Oxford Road, in a predominantly residential location.

#### DESCRIPTION

The site is a cleared site with vehicular access from Oxford Road, Fegg Hayes. There is a former bowling green which has been unused for many years, as well as a small tennis court.

#### ACCOMMODATION

We understand that the site has the following approximate site area:

Description/Floor	Hectares	Acres
Site	0.62	1.53

# **SERVICES**

We understand main services are available to the site.

## SALE PRICE

Offers are invited for the site. Unconditional and conditional offers will be considered.

#### VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

#### **PLANNING**

Potential purchasers are to make their own enquiries with the Local Authority, or seek their own planning advice.

#### LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

#### **EPC**

The site is exempt from EPC requirements.

#### ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## **VIEWINGS**

Viewings are to take place from the roadside or car park. Any party who enters the site, does so at their own risk.

# Adam Westwell | Joint Managing Director

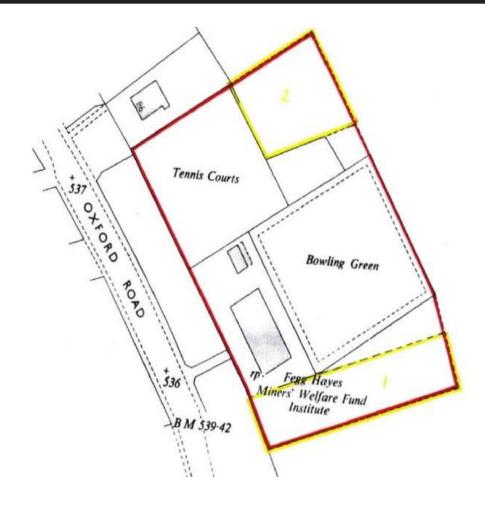
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