



Homes
England



Land on frontage of A51 / Power Station Road, Rugeley, WS15 1LX

- Prominent development site available with vacant possession.
- Site fronts onto main arterial routes including A51 and Power Station Road.
- Situated adjoining the consented Lidl food store.
- Close proximity to amenities located on the adjacent Business Parks including Premier Inn, McDonalds, KFC and Tesco.
- Adjacent to the new proposed 2,300 unit residential development at the former Rugeley Power Station.
- Offers to be submitted by 13:00 on Wednesday 28th February 2024

FOR SALE

Prominent Development Opportunity 0.23 hectares (0.57 acres)



LOCATION

The site is situated approximately 1-mile south-east of Rugeley town centre, fronting a roundabout on the A51 at the junction with Power Station Road, therefore providing immediate access to Rugeley's main arterial routes. The land is located immediately south of the proposed Lidl food store, in a prominent position between Trent Business Park, Towers Business Park and the proposed new residential development of 2,300 units on the site of the former power station.

The below plan identifies the location of the subject site and its situation in relation to nearby premises.



DESCRIPTION

The site comprises a parcel of land extending across approximately 0.23 hectares (0.57 acres) in a prominent position, close to a number of retail premises including Premier Inn, McDonalds, KFC and Tesco. The site is bound by the A51 to the east, Power Station Road to the west and the consented Lidl site to the north.



PLANNING

The property falls within the administrative boundary of Cannock Chase District Council and provides significant opportunity to develop the site. The adjacent site has consent for the erection of a retail food store (application number CH/20/306WCA). Purchasers are advised to make their own enquiries for the subject site to the Local Planning Authority.

The site is situated adjacent to land that was identified for employment within the Cannock Chase Employment Land Availability Assessment in 2022.

METHOD OF SALE

Offers are sought for the freehold interest of the subject land on an unconditional and conditional upon planning only basis via informal tender.

The property will be sold on a freehold basis subject to a restriction on use. Any future change of use will be subject to overage provisions based upon payment of 50% of the net uplift in value for a period of 25 years from the date of transfer.

The closing date for offers to be submitted is by **13:00 on the 28th February 2024**.

Bidders must submit their electronic response to the following email address - tenders@homesengland.gov.uk

This should identify the Tender Reference **D24012** within the subject line of the email.

The bid should provide a minimum of the following:

- i. Confirmation of the party/legal entity proposing to acquire the site, including the (company) name, details of registered office and company number if appropriate.
- ii. Financial Offer – the financial offer made to acquire the freehold of the site. Please note VAT is payable on the purchase price.
- iii. Funding – Confirmation of how the acquisition of the site would be funded.
- iv. Proposal – an indicative proposal for the site.
- v. Any conditionality associated with the disposal.

Online Information Pack - A technical pack of information relating to the site is available to view via a dedicated Data Room on the Thomas Lister website. Access to the Data Room is password protected and available from the sole agents. Please note that information within the Data Room might be updated through the marketing process. The data is provided for information only and bidders should not rely on it for the purposes of the bid and should make their own enquiries. Homes England reserves the right to not accept the highest or any bid for the property.

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VIEWINGS

The site can be viewed from the roadside of the A51 and Power Station Road.

Please note that Thomas Lister and/or the vendor take no responsibility for any loss or injury caused while carrying out a site visit.

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