

Draft Details Only – these details may be subject to alteration

FOR SALE BY INFORMAL TENDER

Development site with outline planning consent for residential development, Extending to 2.11 acres.

Land at Sytch Road, Brown Edge,
Stoke-on-Trent, Staffordshire, ST6 8QR



Offers Over £500,000

**Tenders to be submitted by 12 noon on
Friday 2nd May 2025**

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

SITUATION

The site is situated in a very desirable position, on an established residential area. The site benefits from road frontage onto Sytch Road.

Brown Edge is located in the Staffordshire Moorlands, and is only a short drive to Stoke-on-Trent and the wider road network.

What3Words Location Code:

///others.woods.bend

DESCRIPTION

An exciting and rare opportunity to acquire a substantial development site on the outskirts of Stoke-on-Trent for residential dwellings and wildlife habitats, extending to 2.11 Acres or Thereabouts. The site is in Brown Edge, with road access from Sytch Road and the site is within walking distance to many local amenities such as shops, schools, post office, public houses and public transport links.

LOCAL AUTHORITY

Staffordshire County Council and Staffordshire Moorlands District Council

OUTLINE PLANNING PERMISSION

The outline planning permission was approved on 27th January 2025 and can be found on the Staffordshire Moorlands District Council website under the reference number SMD/2018/0400. The outline planning gives permission for the “residential development and wildlife pond and habitat”.

Copies of the decision notice, approved plans, S.106 obligations and topography survey are all available upon request from the selling agents.

SERVICES

We understand all mains services are available nearby, Interested parties should make their own enquiries.

TENURE AND POSSESSION

We understand vacant possession will be obtained on completion of sale.

MAPPING

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

PLEASE NOTE

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The interested party is advised to obtain verification from their Solicitor or Surveyor.

VIEWING

By prior arrangement through Graham Watkins & Co.

Interested parties enter the site at their own risk and should only do so if they are fit and able.



TENDER FORM

‘Land at Sytch Road, Brown Edge, Stoke-on-Trent’

TO BE RETURNED TO:

**Graham Watkins & Co
57 Derby Street
Leek
Staffordshire
ST13 6HU
By 12 noon on Friday 2nd May 2025**

Surname: _____

Christian Names: _____

Address: _____

Telephone (home): _____

(mobile): _____

Solicitors Details:

SUBJECT TO CONTRACT

Offer:

In Words:

Please state your position in the property market (cash/mortgage/property to sell or not etc.)

Please state if your offer is subject to any conditions or prerequisites.

Signed

Date

Please supply/attach your proof of funds for your above offer.

TENDER CONDITIONS

1. Tenders to be returned to Graham Watkins & Co., 57 Derby Street, Leek, Staffordshire, ST13 6HU by 12 noon on Friday 2nd May 2025
2. Please ensure the envelope is sealed and marked with "Tender – Land at Sytch Road, Brown Edge, Stoke-on-Trent"
3. Tenders must be for a fixed sum and must be in writing and where possible proof of funds must be enclosed with the tender form.
4. Tenders will not be accepted on the basis that they refer to any other tender.
5. All tenders will be opened in the presence of the vendors and when a decision has been made all persons who have submitted a tender will be notified in writing accordingly.

The vendors are not obliged to accept the highest or, indeed, any tender submitted.