

NEWPORT ROAD

KNIGHTON • STAFFORD • ST20 0QJ

FOR SALE

147,499 sq ft on 20.76 acres (8.4 ha)

Of interest to developers, investors
and occupiers



SITE A

SITE B

- Freehold sale
- Buildings totalling 147,499 sq ft
- Potential for refurbishment and/or redevelopment (subject to planning)

Location

The site is situated in the hamlet of Knighton approx. 3 miles from the A41 along Newport Road. The rural mainly single-track road provides access to the site which although narrow is accessible via HGV.

The closest major city is Stoke on Trent, which lies approximately 19 miles to the north of the site. The town of Stafford lies approximately 15 miles east and the town of Telford 15 miles south.

Description

The site as whole stands at 20.76 acres under a single ownership.

The site is split into two parts which straddle the Shropshire Union Canal (SUC).

Site A to the north of the canal is 11.40 acres (4.61 hectares), and primarily consists of the manufacturing and warehouse facility.

Site B is the remaining land to the south of the canal being 9.36 acres (3.78 hectares). This being formed of car parking for the factory, green space, former social club and part of the water treatment facility.



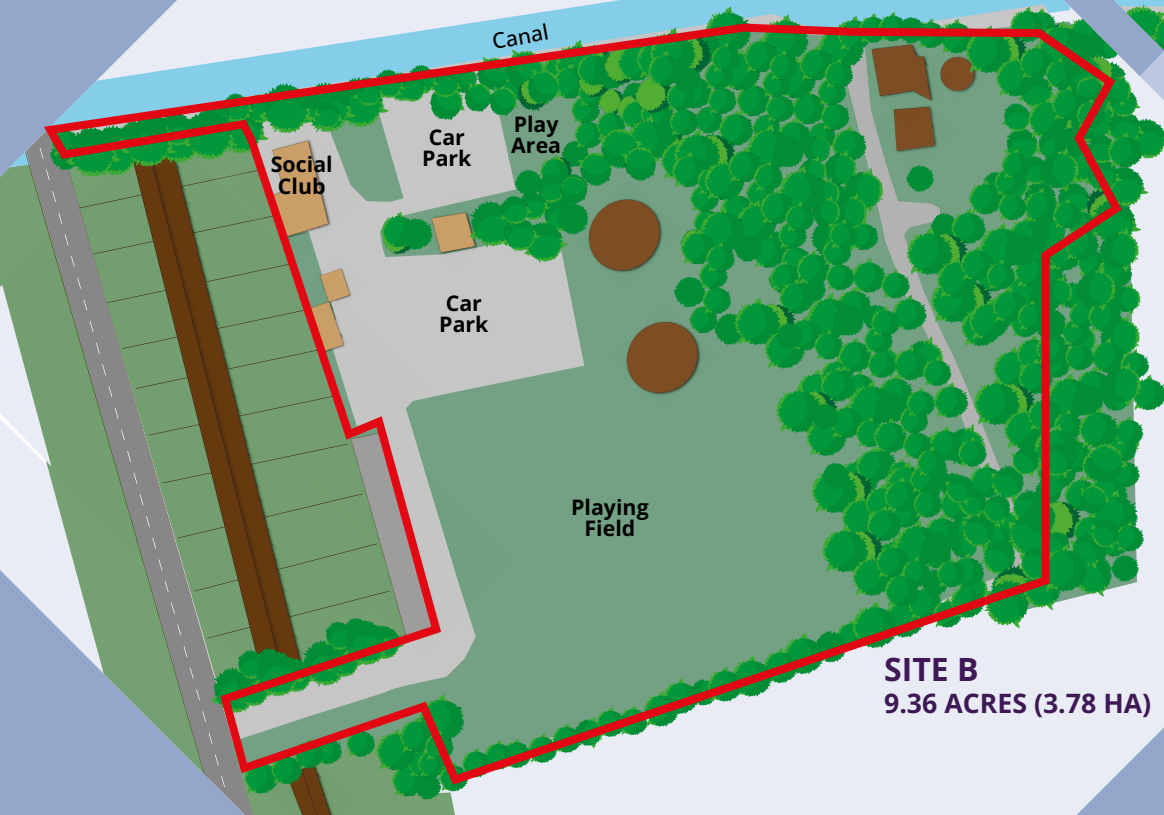
Accommodation

The accommodation is as follows (GIA):

Description	sq ft	sq m
Offices	4,156	386
Production Areas	88,868	8,257
Warehouse	35,783	3,324
Micro Lab	1,485	138
Canopy	6,361	591
Former Social Club	10,839	1,007
TOTAL GIA	147,499	13,703
Site A	11.40 acres	4.61 ha
Site B	9.36 acres	3.78 ha
TOTAL LAND	20.76 acres	8.4 ha



SITE A
147,499 SQ FT (13,703 SQ M)
ON 11.40 ACRES (4.61 HA)



SITE B
9.36 ACRES (3.78 HA)

The Opportunity

The buildings and site are suitable for occupation, refurbishment or redevelopment, and may appeal to occupiers, investors and developers.

Planning

TOR & Co has undertaken a planning report on the site. Their findings are as follows.

There has been development on the site since 1911. Due to its previously developed nature, the site would be considered predominantly brownfield land in accordance with the definition in the National Planning Policy Framework (NPPF).

There are no statutory designated protected sites, such as Sites of Special Scientific Interest (SSSI's), Special Protection Areas (SPA's), Special Areas of Conservation (SAC's), or Ramsar Sites within a 4km radius of the site.

There are also no major statutory designated heritage assets, such as scheduled monuments, or registered parks and gardens within a 4km radius. There are no Tree Preservation Orders (TPO) within the site. The tree belt is referred to as 'Doctors Plantation (and associated sites)' and is designated as a 'Site of Biological Importance'.

Each part of the site is separated by the SUC Main Line, which is designated as a conservation area. A small area in the northern part of the site is within the conservation area. This includes the remaining structures of the historic wharf and 1920s tower. In addition, any trees within the site and located in parallel with the canal are also likely to be within the conservation area. The tower and wharf are identified specifically as buildings wholly within the conservation area.

The only listed building immediately adjacent to the site is the Flashbrook Road bridge to the northwest, which is grade II listed. There are no other listed buildings on or immediately adjacent to the site.

The local plan promotes economic growth in rural areas through policy E2. This policy could be applied to support redevelopment of the site for alternative uses, including residential development and other commercial uses. The heritage elements of the site must be given due consideration.

Details of the planning report are contained in the data room.

Ground And Site Investigations

Atkins has undertaken surveys and reports on the site including geo-technical and contamination reports, flood risk, mining, topographic drainage, utilities and ecology reports. They have also undertaken several condition surveys. These reports are held within the data room.

Services

The property has mains electricity. Water is provided to the site via 3 bore holes. The water is treated on site through the reed beds and water treatment facility. There are 3 large boilers on site, two coal fired and one oil fired which supply the property. Copies of extraction licenses and reports on the state and condition of these utilities are available in the data room.





Data Room

A data room including planning, site information, asbestos, utilities, title and other relevant information for the site is available on request.

Method of Sale and Price

The strong preference is to dispose of both parts of the site in a single transaction. Offers are invited on a conditional and unconditional basis.

Tenure

The property is available freehold and is sold with vacant possession. Title extracts and plans are contained within the dataroom.

EPC

EPCs are available within the data room.

Business Rates

The current rateable values are:
Factory and Premises: £327,500
Former Social Club: £13,750
Mooring: £5,600

VAT

To be confirmed. All prices are quoted exclusive of VAT.

Legal and Surveying Costs

Each party to bear its own legal and surveying costs.

Anti Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.





Travel Distances

	Miles
Newport	6.5
Market Drayton	11
Stafford	15
Telford	15
Stoke-on-Trent	19
Shrewsbury	22
Birmingham	40

Viewings

For further information or to view please contact:



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