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00 High Street, Uttoxeter, ST14 7JJ
Offers in excess of £165,000

A GREAT DEVELOPMENT OPPORTUNITY – NO ONWARD CHAIN

An exciting opportunity to acquire this substantial three-storey period property, offering approximately 1,711 sq ft (159 sq m) of accommodation in a convenient High Street location in the popular market town of Uttoxeter.

Requiring modernisation throughout, the property offers excellent potential for redevelopment, improvement or reconfiguration, subject to the necessary planning permissions. An ideal opportunity for investors, developers or buyers looking for their next project.

The property is ideally positioned within walking distance of Uttoxeter town centre, with its range of shops, supermarkets, cafés, restaurants, pubs and everyday amenities.

Excellent transport links include Uttoxeter railway station, regular bus services and easy access to the A50 and A518, providing connections to surrounding towns and the wider Midlands.

Offered for sale with NO ONWARD CHAIN, this is a fantastic opportunity to unlock the potential of a substantial property in a sought-after town-centre location.

Early viewing is highly recommended.

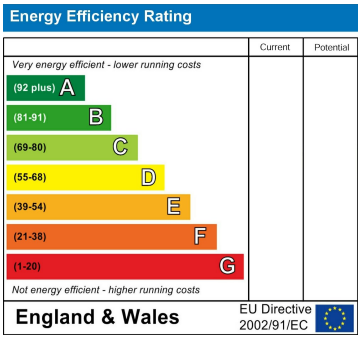


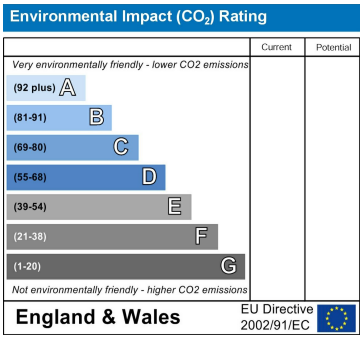




Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.











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