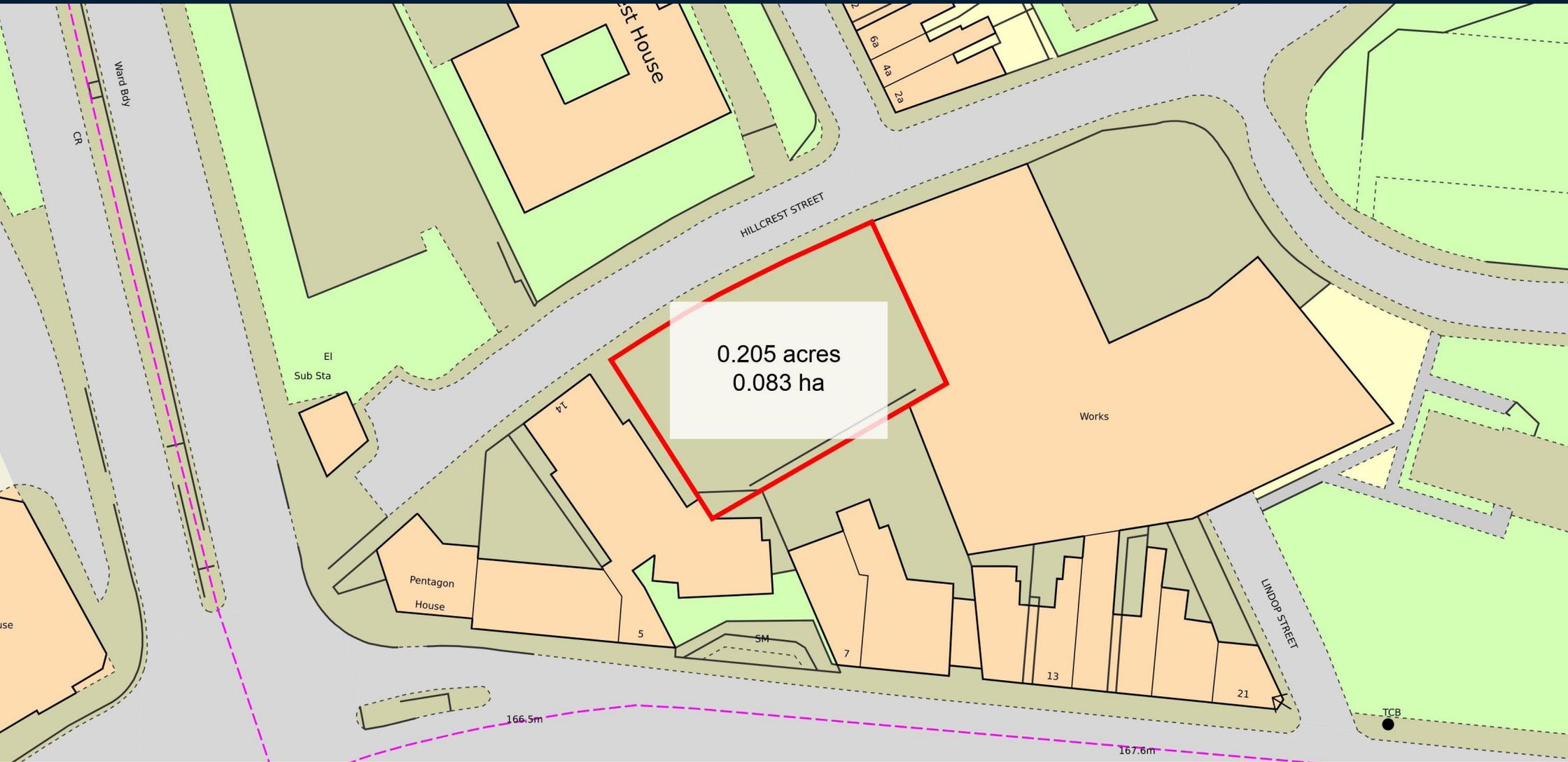


FOR SALE – Car Park

18 – 22 Hillcrest Street Hanley ST1



- Roadside Location
- Large Yard Space/Open Storage
- Development Potential STPP
- Secure Car Park (29 spaces)

Size:
0.205 Acres

Price:
£175,000

LOCATION

The subject is located off Potteries Way (A50) on Hillcrest Street in Hanley in the centre of Stoke-On-Trent giving close proximity to town centre shopping. It's approximately 3 miles from Queensway and 5 miles from Junction 15 of the M6 motorway. Stoke-On-Trent train station is 1.5 miles away providing services from Avanti West Coast to London Euston (1 hour 30 minutes), Birmingham New Street (50 minutes) and Manchester Piccadilly (40 minutes). The immediate surrounding area comprises a mix commercial and residential occupiers. Retailers include MacDonald's, Waterstones, Nationwide Building Society, and Iceland Foods as well as independent retailers and other office uses.



DESCRIPTION

The subject comprises of a large yard space with a tarmac finish and is marked out with 29 car parking spaces. It also benefits from concrete bollards and an entry barrier.

ACCOMMODATION

The site has been measured using Edozo mapping system to extend to approximately:

Area	Hectares	Acres
Yard	0.083	0.205

RATEABLE VALUE

Interest parties are advised to confirm this with the local authority

PLANNING

Sui generis

VAT

VAT may be applicable on the price

PRICE

£175,000

TENURE

The property is held on freehold under the title numbers SF67388 & SF91359 and is sold with Vacant Possession.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in any transaction

VIEWING

Strictly through the sole selling agents



To arrange a viewing please contact:



ZAK LOS
Zak.Los@g-s.co.uk
07810 447 572



KEITH WATTERS
Keith.Watters@g-s.co.uk
07714 846 629

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: Jan 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.