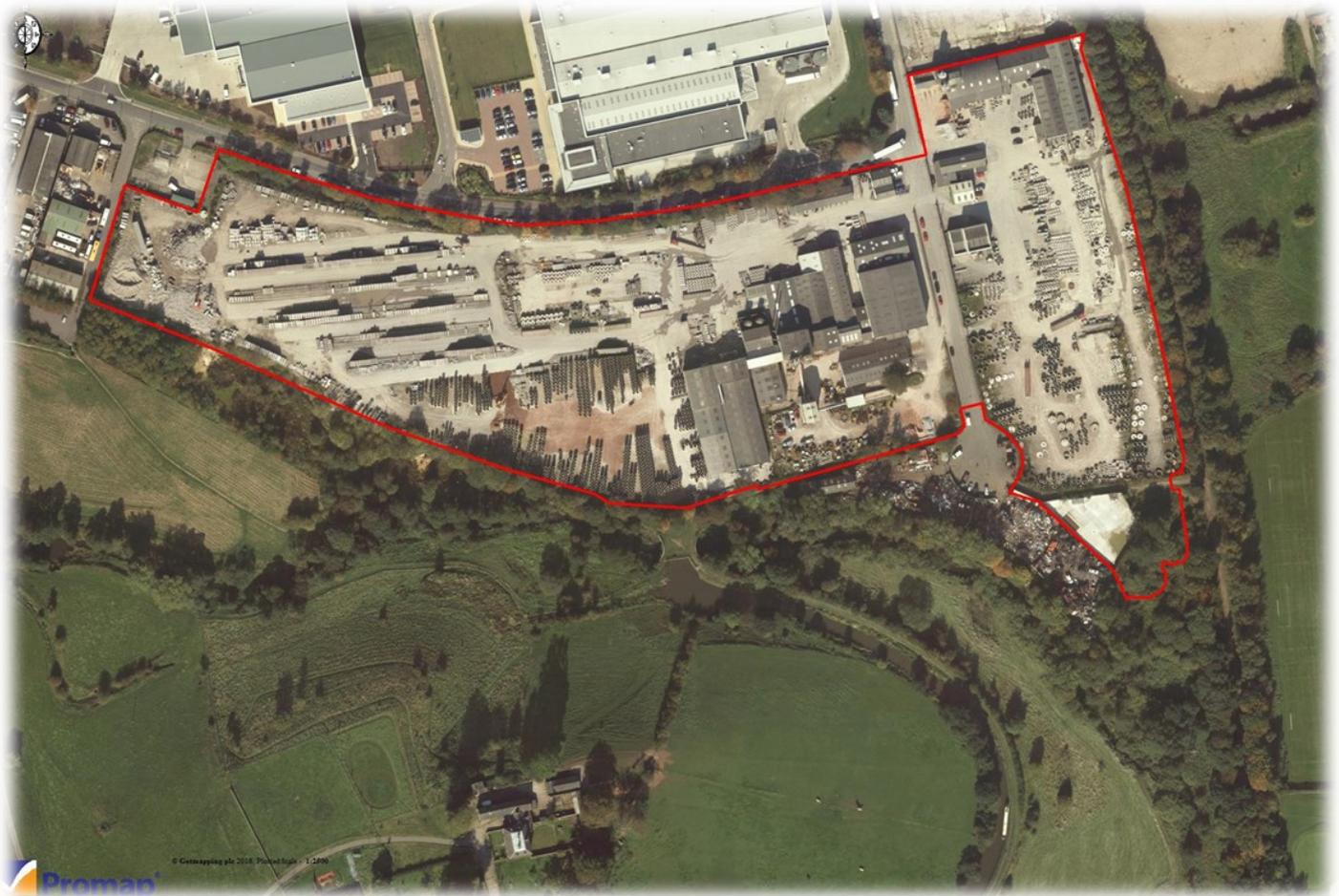


FOR SALE

16 Acre Development Opportunity with Outline Planning for Residential and Commercial Elements

Land at Barnfields Road and Sunnyhills Road,
Cornhill, Leek, Staffordshire, ST13 5RJ

Proposals considered for the whole of the site, including or excluding the commercial element, or on a phased basis, for individual elements.



- ◆ 6.6 Hectares (16.28 Acres)
- ◆ 175 Residential Dwellings
- ◆ Live/work units 2,000sqm
- ◆ Employment B1 and B2



For More Information Please Contact:

Jeremy Banks

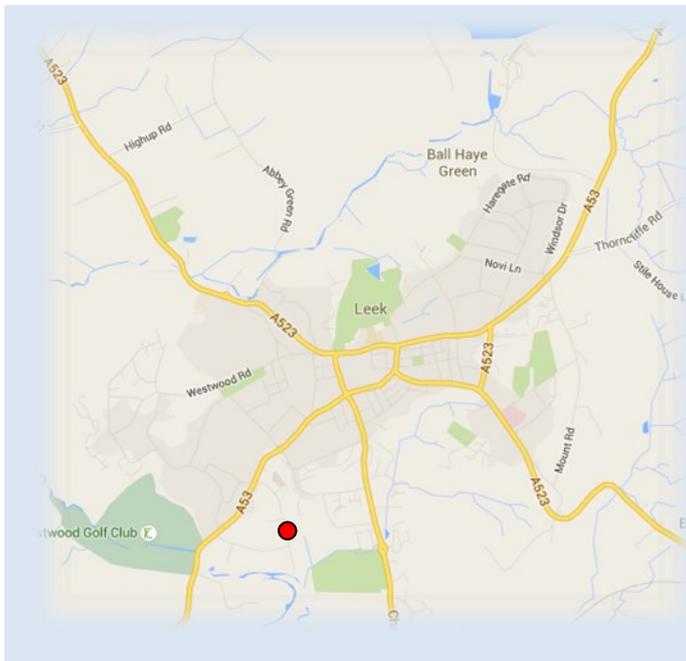
0161 429 3399

jeremybanks@roger-hannah.co.uk

Alex Isles

0161 429 1666

alexisles@roger-hannah.co.uk



Location

The site is located to the south of Leek town centre and is accessible from the west via Sunnyhills Road, or via Barnfield Road from the north. Leek lies in the northern uplands of Staffordshire, just west of the Peak District National Park. The A523 connects Leek to Macclesfield and Manchester to the north and Ashbourne to the south. The A520 links Leek to Newcastle-Under-Lyme and Stoke-on-Trent, approximately 10.5 miles south-west.

The site is located in the southern part of Leek, approximately $\frac{3}{4}$ of a mile south of the town centre, south of Barnfield Industrial Estate and lying directly adjacent to the River Churnet and the Caldron Canal. The A53 provides easy access from the south and from Leek town centre to the north. The former railway provides direct pedestrian and cycle connection to the town centre. There is also a proposal to link Sunnyhills Road with Cheddleton Road

Description

The site is split across two distinct areas, separated by Barnfield Road itself, which terminates in a turning circle adjacent to the adjoining site to the south. The site lies off Sunnyhills Road and Barnfield Road and backs onto Barnfield Industrial Estate. The site is entirely brownfield land, the bulk of which was formerly owned and operated by Hughes Concrete Ltd. Both parts of the site are no longer in operational use.

The larger part of the site is located to the west of Barnfield Road. There are a number of buildings which remain on site from the former concrete works, including buildings associated with former concrete processing/storage and utility buildings. The remainder of this portion of the site comprises of hard standing, which was mainly utilised for the storage of concrete pipes. To the south of the site there is a stunning outlook across the river Churnet and the Caldron Canal, into Ladderedge Country Park which extends to 30 hectares (70 acres).

Planning

Outline planning was approved November 2014, for the redevelopment of the comprehensive site, with an indicative layout attached, for demolition of former industrial buildings and redevelopment, comprising residential (Use Class C3 up to 175 dwellings) with associated open space, play area and cycle links; live/work units 2,000 sqm, Employment (Use Class B1C and B2 up to 1,847 gross sqm including mezzanine); Tourism and leisure uses including a marina/basin and associated boating facilities. Further information is available on the Staffordshire Moorland District Council planning portal under the Ref: SMD/2014/0750.

Method of Sale

The site is offered for sale as a whole, including or excluding the commercial element or on a phased basis for individual elements. Offers and discussions are invited from interested parties.

Services

We are advised that all mains services are available to the site.

Tenure

We are advised the site is freehold.

VAT

Will be charged at the prevailing rate.

Further Information

Further detailed information is available to interested parties upon request.

