

FOR SALE

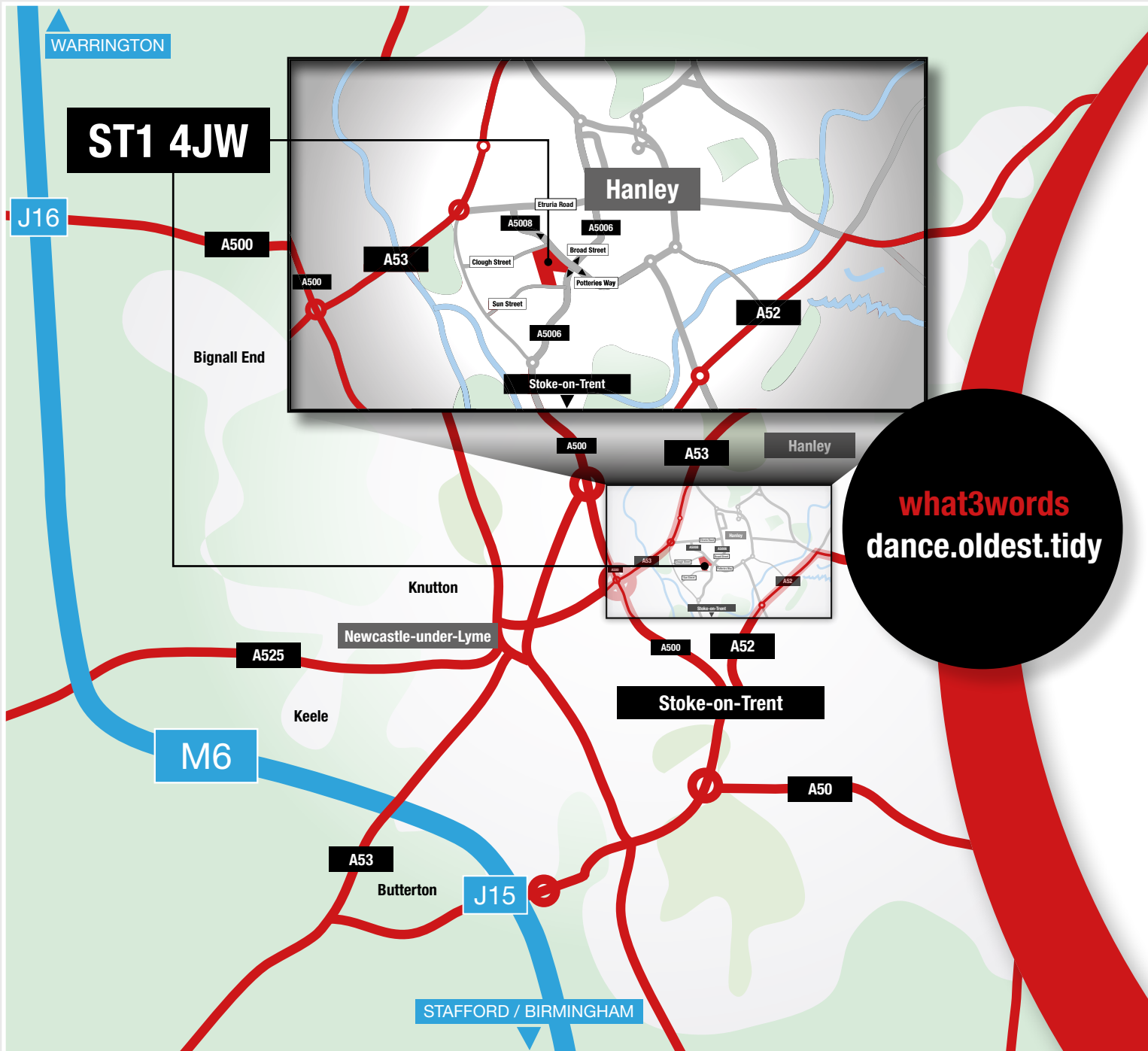
PRIME FREEHOLD DEVELOPMENT SITE

6.79 acres

**@ Potteries Way, Hanley,
Stoke-on-Trent ST1 4JW**

- Highly prominent cleared development site, offered as a whole
- Extensive frontage to A5008 with more than 20,000 passing vehicles per day
- Opposite a large Tesco Extra store and on the edge of Hanley town centre
- Planning Permission granted in August 2022 for large car supermarket but the site has potential for a wide range of commercial uses (subject to planning)
- Generally level, remediated and having been extensively prepared for development
- Within 4.5 miles of M6 (J15) and close to established retail and leisure parks





Location

An extensive development site within the administrative boundary of Stoke-on-Trent City Council and with three separate frontages, the principal one being to the A5008 Potteries Way. The A5008 essentially forms the western part of the ring road around Hanley Town Centre.

The site is bounded by Clough Street to the north (sharing a traffic light junction with a large Tesco Extra store on the opposite side of Potteries Way), Sun Street to the south, and Robson St / Slippery Lane / Broad Street to the southeast. There are six lanes of traffic on Potteries Way at its junction with Clough Street in keeping with its high traffic flows.

The site is predominantly bounded by commercial, retail, automotive and light industrial uses although there are pockets of residential uses to the east (including a modern 12-storey residential development known as Clayworks) and low density-terraced housing to the south. There is further residential development planned in the immediate vicinity.

A large Arnold Clark Vauxhall dealership is immediately to the north on Clough Street and the multi-storey Smithfield Car Park is to the southeast at the junction with Broad Street (A5006). There is also a Hilton Garden Inn a short distance further southeast.

Etruria Road is within 0.2 mile to the north of the site, on which there are multiple retail warehouses, restaurants and a casino. It links with the A53 dual carriageway and Festival Retail Park, all within approximately ½ mile of the site.

what3words
dance.oldest.tidy

Site Information

Site Area (Red Line) 27442 m² / 6.78 acres

Site Car Parking Numbers:

Car Display	653
Customer Parking	52
Storage	57
Staff Parking	48
Handover Canopy	29
Total	839
Cycle Storage	
Customer	5
Staff	10

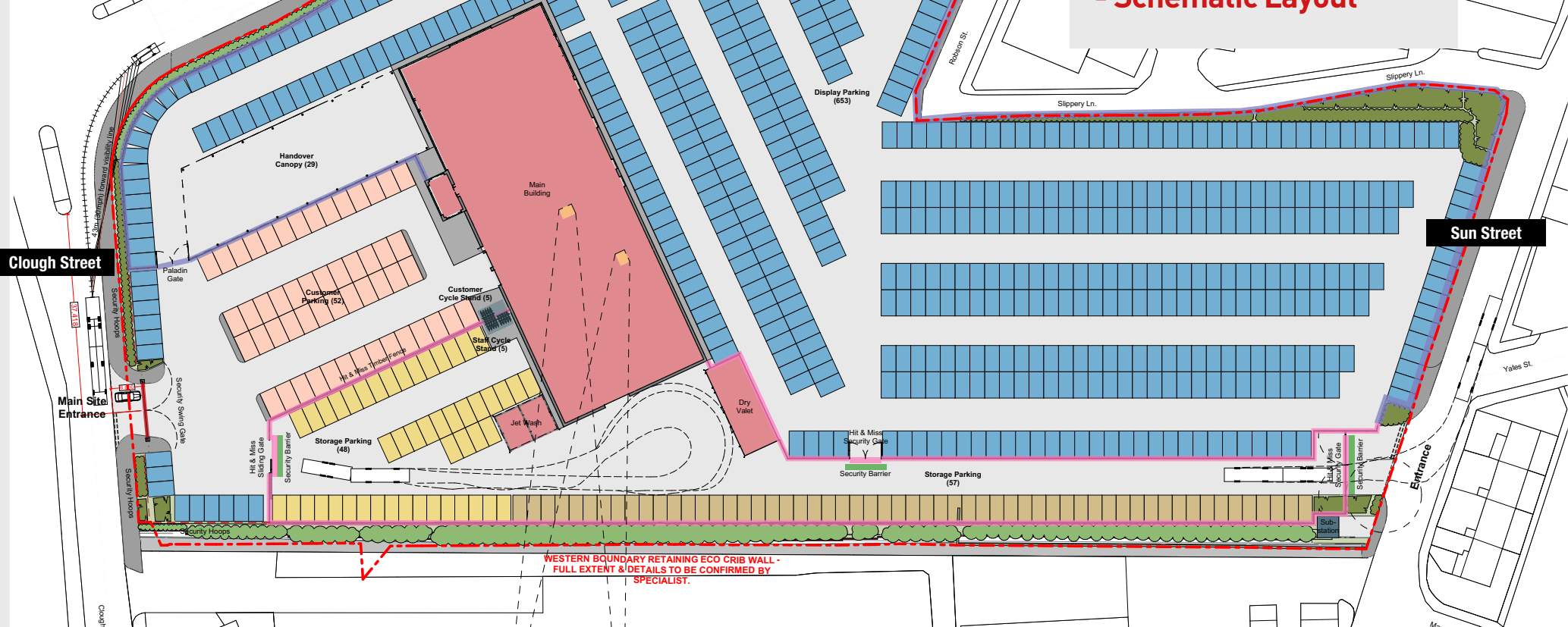
Consented Car Supermarket - Schematic Layout

Clough Street

Potteries Way (A5008)

Broad Street (A5006)

Sun Street





Description

A highly prominent but irregular-shaped site that historically formed a pottery works but which has now been cleared and remediated in anticipation of development.

The remediation and enabling works were undertaken in accordance with the BSH Remediation Construction Method Statement (CEMP) which was submitted to Stoke-on-Trent City Council as part of the planning application.

The works were undertaken to enable the ground at the site to be prepared to a condition ready for development and suitable for the proposed commercial end use and associated infrastructure, as well as to satisfy the requirements of the LPA's environmental health department and building warranty provider.

An eco-crib retaining wall was developed along the western boundary and all existing utilities were cleared from the site. There is herras and palisade fencing erected around the site boundary.

Copies of all associated reports can be made available to interested parties, and indeed many of them can be accessed via the LPA's planning portal.

Site Area

6.79 acres, or thereabouts.

Tenure

The property is available freehold (under Title number SF55543) with vacant possession upon completion.

Planning

The site has extant planning permission 66132/FUL, granted on 10 August 2022 for the "Erection of building for motor dealership including MOT testing facility and external area for storage and display of vehicles (sui generis)".

A planning appraisal undertaken by Eden Planning in March '24 concluded that there is a case to support a variety of uses on the site, including:

- > **Drive thru and beverage outlets**
- > **Food retail**
- > **Non-food retail**
- > **Hotel & Leisure**
- > **Commercial offices**
- > **Light industrial, industrial and self-storage.**

It concludes that residential uses would also be welcomed on the site although they are, perhaps, better suited towards its southern end closer to the residential area south of Sun Street.

Stoke-on-Trent City Council is not presently a CIL Charging Authority.

Further information can be shared with interested parties.

Services

There are currently no water, gas, or electrical connections to the site. New applications for connections to the off-site infrastructure will be required. A gas and water main originally crossed the site, however both mains were diverted and removed from the site during the remediation / enabling works programme.

A drainage strategy for foul and surface water was agreed with STW for the proposed car supermarket scheme. The associated attenuation was designed specifically for that scheme and was approved by the LPA. A new drainage strategy would be required for new development proposals.

The previous proposals involved the acquisition of a 1,000KVA sub station (which has not been installed) based upon power usage for that scheme. As such, the asset value will need reviewing and recalculating for any new development proposals.

Interested parties should make their own enquiries of the relevant service providers but we can provide more detail on the above upon application.

Terms

Upon application. Unconditional offers are preferred but well-informed subject-to-planning proposals will also be considered.

VAT

The property is elected for VAT purposes.



Costs

Each party to bear its own costs in respect of this transaction.

AML

To comply with our legal responsibilities for Anti-Money Laundering Supervision, the successful bidder will need to provide all information necessary for us to undertake such checks prior to completion, including corporate structure and ownership details, identification and verification of ultimate beneficial owners and satisfactory proof of the source of funds for the purchaser and (if appropriate) funder(s).



Surroundings

- 1 Holdcroft Trade Cars
- 2 Arnold Clark
- 3 Papa Johns
- 4 Wagamama
- 5 Nandos
- 6 Octagon Retail Park
- 7 Grosvenor Casino
- 8 TGI Fridays
- 9 Costa Coffee
- 10 Premier Inn
- 11 Burger King
- 12 Brewers Fayre
- 13 Sports Direct
- 14 B&M
- 15 The Food Warehouse
- 16 NHS Diagnostic Centre
- 17 Genting Casino
- 18 Tesco Extra

Viewings

Viewings can be conducted from the pavements/kerbside adjoining the site.



Visit our website:
www.latitudere.co.uk

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