

FOR SALE



A Substantial Freehold Development Opportunity

Royal Overhouse Pottery, Wedgewood Place, Burslem, Stoke-on-Trent

OFFERS BASED ON:

£1,100,000

KEY FEATURES

Freehold mixed use development opportunity

1.47-acre site in prominent location within Burslem town centre

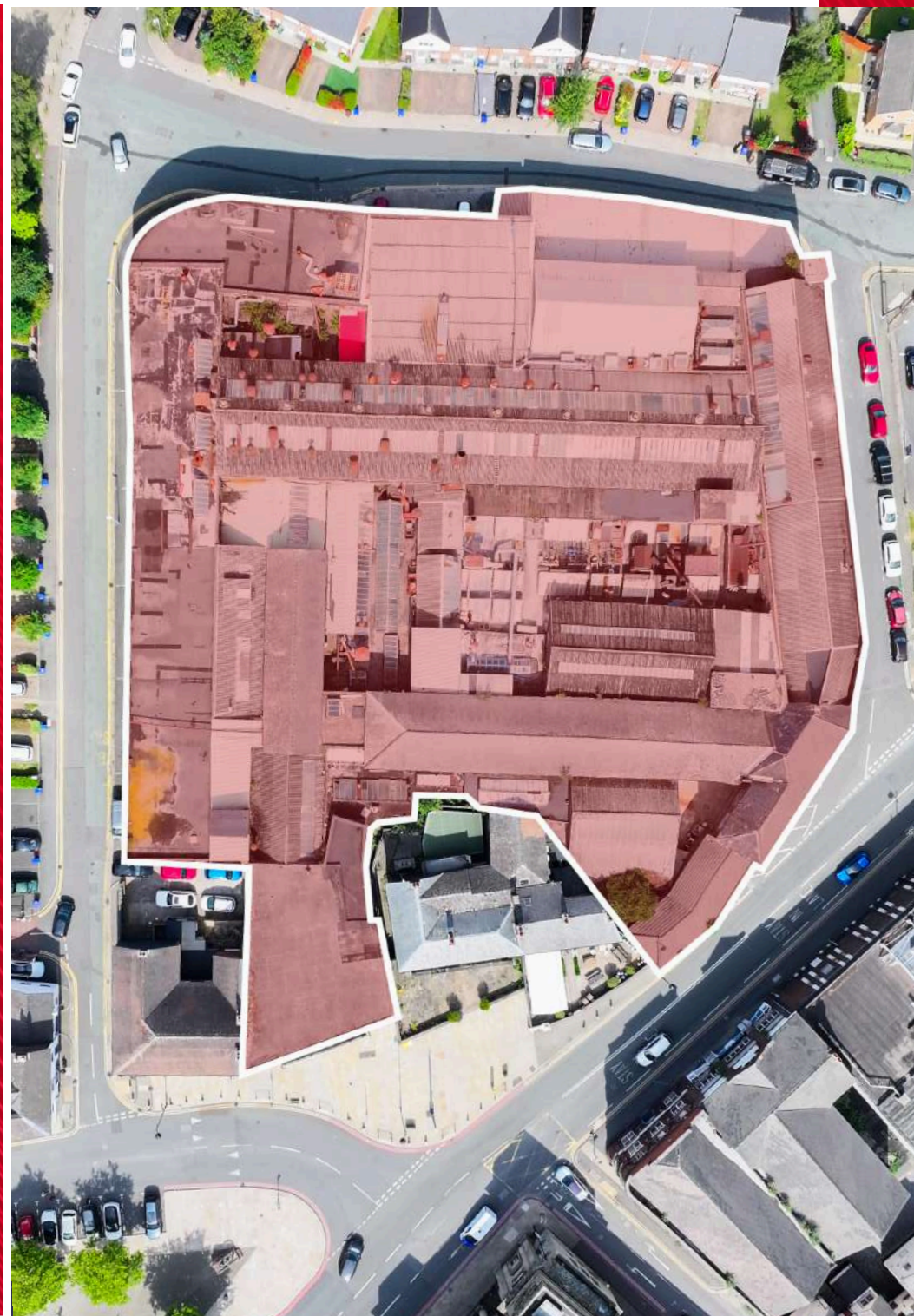
Historic former manufacturing site dating back to 1787

Positive pre-planning application for 750 sq m of commercial space & 81 apartments

Proposed plans include communal living space, staff facilities, gardens, and car parking

Existing buildings extend to 112,622 sq. ft. (10,466 sq m)

Guide price: Offers based on £1,100,000 for the Freehold interest on an unconditional basis.



LOCATION

The site is located in Burslem town centre, one of six towns that form Stoke-on-Trent city. The development site encompasses the majority of the land bounded by Wedgewood Place to the east, New Street to the south, Greenhead Street to the west and Overhouse Street to the north.

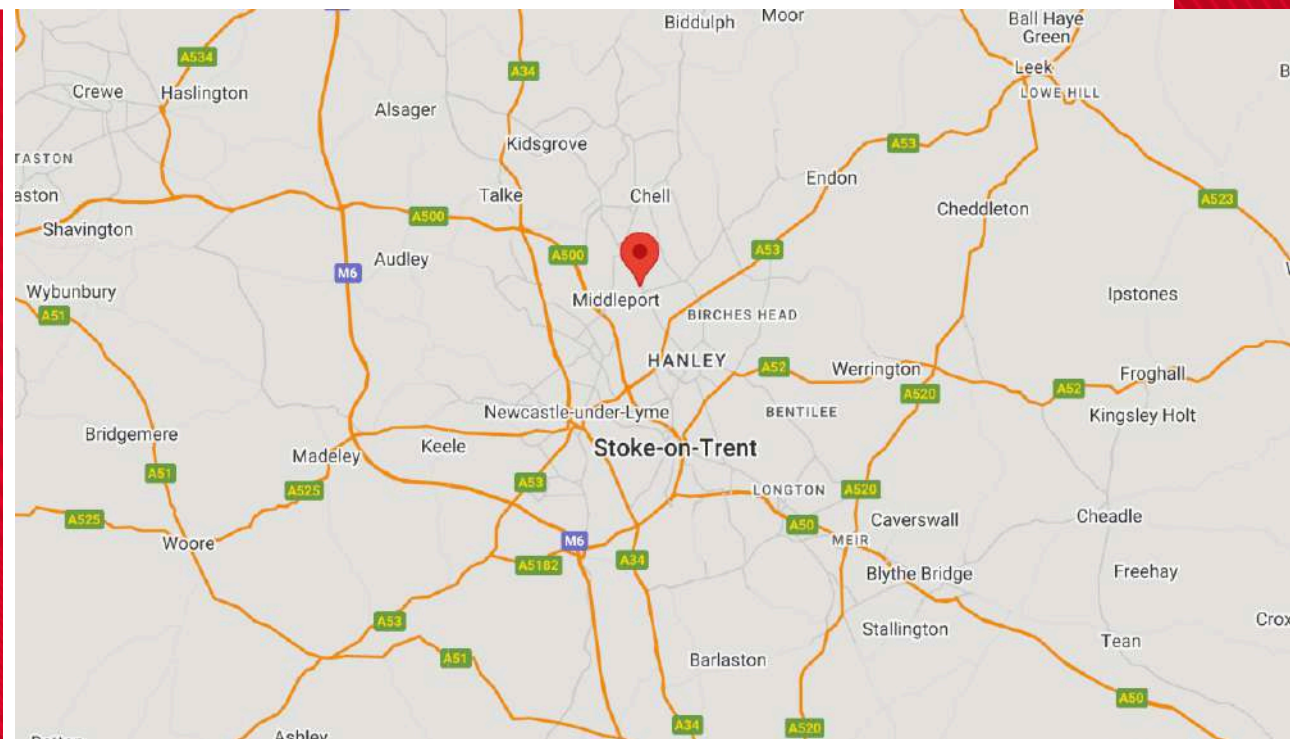
Burslem is the site of one of the two campuses of Stoke-on-Trent College, the largest Further Education college in Stoke and North Staffordshire. The campus specialises in media-production and drama. Stoke Studio College, a studio school for 13- to 19-year-olds opened at the college campus in September 2013.

Within a six-mile radius from Burslem there are three universities; Staffordshire at Shelton, Keele University, and Manchester Metropolitan's large Art & Design campus at Alsager.

The Site is located in the middle of Burslem, north of Stoke-on-Trent city centre, adjacent to the A500, providing access to the M6.

A large range of amenities and transport options, including bus & rail routes, can be accessed within a maximum of 20 minutes' walk from the Site.

Stoke On Trent is located approximately 3 miles to the north east of Junction 15 of the M6 motorway. The A34 is located circa 2 miles to the west of Stoke-on-Trent. and the city is located approximately 45 miles south of Manchester and 32 miles west of Derby.



DESCRIPTION

Set on a prominent site of some 1.47 acres, the site comprises a variety of existing buildings and is the location of one of the oldest pot works in Burslem, belonging to the Wedgwood Family for over 200 years.

The Site is currently made up predominately by 2 storey industrial buildings, with some single storey additions and infill areas. These buildings are of an industrial scale, with floor to floor levels more akin to 3 or 4 storey residential buildings.

To the west of the site, there is a large development consisting of 3 storey town houses and 4 storey residential blocks, establishing a precedent for this scale of development in the town centre.

Around a third of the site is situated within the Burslem conservation area, including the existing buildings to the east of the development site. The proposed development would retain these buildings and maintain the relationship between these buildings and the existing buildings that sit outside the site boundary on the south east side of the site.

PROPOSED SCHEME

The proposed development would provide over 750 sq m of high quality commercial/retail space with active frontage onto Wedgewood Place and approximately 81 new Extra Care/Independent living apartments with a range of 1 and 2 bed options across the new development, including communal lounge, living and study/quiet areas, and staff facilities.

The proposals also include car parking, accessed from New Street, and a shared garden in the centre of the development. The garden would provide high-quality amenity space to the residents, and an attractive outlook from the inward facing apartments. The Scheme will implement a combination of a conversion of existing buildings and new build development.

RETAINED BUILDINGS

Please refer to the feasibility study & pre-application (available upon request) for further details of the buildings to be retained as part of the proposed development.



ACCOMMODATION SCHEDULE - NEW BUILD

GROUND FLOOR

16 x 1 bedroom apartments
7 x 2 bedroom apartments
1 x Guest Suite
Reception area (176 sq m)
Communal Lounge/Study (131 sq m)
Sluice/Laundry (40 sq m)
Bin Store (93 sq m)
Scooter parking 9 (61 sq m)
Office/Staff (29 sq m)
Plant & Storerooms (147 sq M)

FIRST FLOOR

20 x 1 bedroom apartments
8 x 2 bedroom apartments
1 x Pamper Suite
Communal Lounge/Study (131 sq m)
Sluice/Laundry (40 sq m)
Storeroom (147 sq M)

SECOND FLOOR

20 x 1 bedroom apartments
8 x 2 bedroom apartments
Communal Lounge/Study (131 sq m)
Sluice/Laundry (40 sq m)
Store room (147 sq M)

ACCOMMODATION SCHEDULE - CONVERSION

GROUND & FIRST FLOOR

3rd party retail/leisure unit (756 sq m)
Lounge/living/study (157 sq m)
Office/Staff (481 sq m)



SITE AREA

1.47 acres or thereabouts

FEASIBILITY STUDY & PRE-APPLICATION

A feasibility study and pre-application were undertaken by Norr architects alongside Hedley Planning Services, which has received a positive response.

A full copy is available upon request to the selling agents.

PLANNING ENQUIRIES

Stoke-on-Trent City Council's Planning and Development Control department.

Telephone at 01782 232372, or email at planning@stoke.gov.uk.

Their physical address is Floor 3, Civic Centre, Glebe Street, Stoke-on-Trent, ST4 1HH

TENURE

Freehold

VAT

All figures quoted are exclusive of Vat , which may be applicable at the prevailing rate.



SERVICES

We have been informed that all mains services are connected to the site. However, prospective purchasers should still make their own independent enquiries as to the suitability of the services for their particular requirements.

ADDITIONAL INFORMATION

Any plans provided with these particulars are for identification purposes only and their accuracy is not guaranteed.

LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

PROPOSAL

The site is offered for sale on an unconditional basis at a guide price of £1,100,000.

Conditional offers may be considered at a higher price, to be negotiated.





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