



FOR SALE

**1&2 The Maltings, Wetmore Road, Burton-Upon-Trent,
Staffordshire, DE14 1SE.**

- Historic former brewery site with full planning permission for residential development
- Consent for conversion to 143 apartments across two detached character buildings
- Proposed developed space of 79,261 sq. ft. (7,366.23 sq. m) of living space with 103 parking spaces (and 5 motorcycle spaces)
- Constructed in 1864 and formally owned by Bass Brewery
- Adjacent to completed residential development
- Freehold - offers based on £2,600,000



**CGI OF PROPOSED
DEVELOPMENT**

LOCATION

The Maltings is located on Wetmore Road, Burton Upon Trent just a short walk from the main town centre with plenty of amenities located in the immediate area with access to Burton upon Trent train station linking to London Euston, Birmingham, Manchester. By car, The Maltings is located within easy access to the M1, M6 & M42 motorways.

Situated between Birmingham, Derby and Nottingham, Burton on Trent has plenty to offer with culture, history and more. Best known for its industrial brewing history, Burton on Trent is home to the National Brewery Centre and Museum. The museum also celebrates the social history of the development of brewing-the real-life experiences and stories of the people who helped to build Burton's world-renowned brewing reputation. Alton Towers, Donnington Park Race Circuit, Uttoxeter Racecourse, Drayton Manor Park & Zoo, historic Lichfield and the Potteries are no more than 30 minutes' drive away.

DESCRIPTION

The Maltings comprises two substantial character Grade II listed detached buildings, formerly owned by Bass Breweries, that now offer a unique opportunity for conversion to a mixture of one- and two-bedroom apartments along with studios. The two buildings extend to approximately 119,000 sq. ft (11,059 sq. m) over ground and three upper floors.

PLANNING

On 27/10/2021, under application number P/2020/00679, planning consent was granted for the conversion and alterations of two detached buildings to provide 143 No. apartments and studios with associated car parking incorporating electric car charging points.

Additionally , under application number P/2020/00701, Listed Building Consent for internal and external renovation and refurbishment to include re-instatement of original openings, creation of new openings, re-roofing, replacement of rainwater goods, windows and doors, removal of part of roof covering to incorporate continuous rooflight, insertion of staircases and lifts, re-use of original stairs and columns to facilitate the conversion to 143 apartments and studios.

Full access to plans & supporting documents are available by way of drop box access from the selling agents upon request.

PRICE

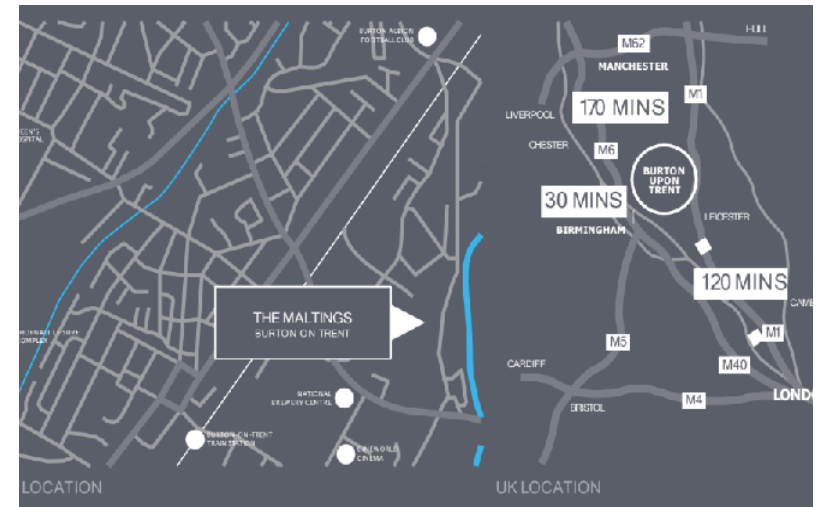
Offers in the region of £2,600,000 are sought for the Freehold interest of nos 1 & 2 The Maltings. Alternatively, offers will be considered as follows:

Block 2 - 82 Units

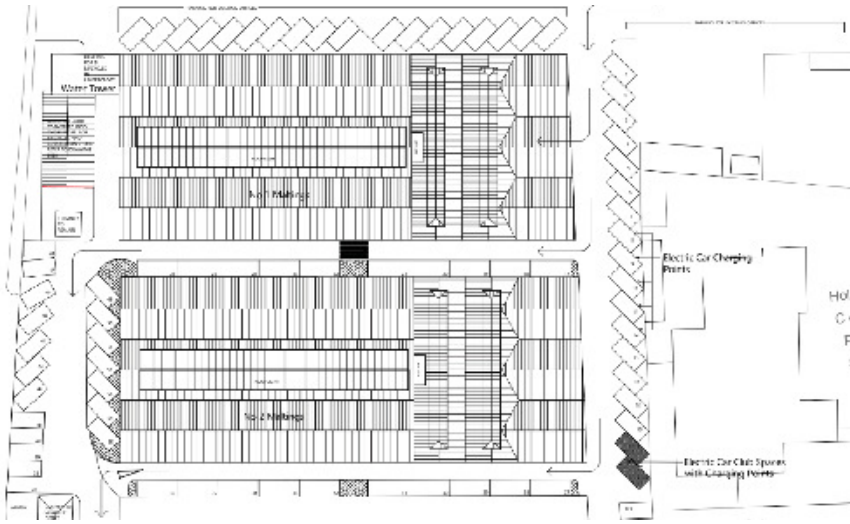
£1,300,000 purchase
£175,000 12 months deferred payment
TOTAL £1,475,000

COMBINED - 143 Units

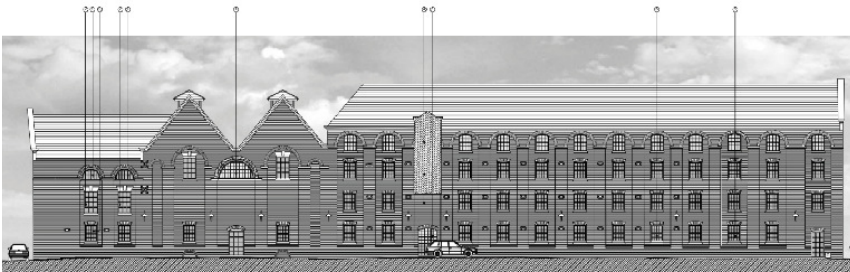
£2,300,000 purchase
£300,000 12 months deferred payment
TOTAL £2,600,000



PROPOSED SITE PLAN



SIDE ELEVATION



VAT

We are advised that VAT is not payable in addition to the purchase price.

SERVICES

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

EPC

Not applicable.

ACCOMMODATION SCHEDULE

A full breakdown of the proposed accommodation schedule is available upon request:-

MALTINGS 1

FLOOR	STUDIOS	1 BED APARTMENTS	2 BED APARTMENTS
Ground	1	1	20
First	4	7	13
Second	2	3	10
Total:	7	11	43

MALTINGS 2

FLOOR	STUDIOS	1 BED APARTMENTS	2 BED APARTMENTS
Ground	2	0	18
First	4	6	14
Second	4	6	14
Third	2	2	10
Total:	12	14	56
Combined Total: (143 Units)	19	25	99

LEGAL COSTS

Each party are 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.

CONTACT

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Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.



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