



# FOR SALE



**Historic ex-brewery with full planning permission for mixed use redevelopment**

**Crown Industrial Estate, Anglesey Road, Burton Upon Trent, Staffordshire, DE14 3NX**

OFFERS IN THE REGION OF:  
**£1,500,000**

## KEY FEATURES

---

**Historic ex brewery with full planning permission for residential and commercial redevelopment.**

**The consented development will provide 41,000 sq. ft. (3,810 sq. m).**

**Consent for conversion to 37 new apartments and 11,870 sq. ft. of retail space.**

**Excellent transport links being located just 2 minute drive from Burton-Upon-Trent train station.**

**Proposed accommodation to include 45 car parking spaces.**

---

**FREEHOLD OFFERS IN THE REGION OF £1,500,000**



## LOCATION

The site comprises a total of circa 1.39 acres and was formerly used as a brewery by Worthington's who took over in 1910. It is conveniently located off Anglessey Road, being just half a mile from the main town centre. The site lies just 0.6 miles from Burton Upon Trent train station, giving ready access to Birmingham, Nottingham and Edinburgh.

## SITE DESCRIPTION

The property sits on a 1.39 acre rectangular shaped site, comprising a three-storey building that was originally built around 1875. The property being offered for sale extends to 41,000 sq. ft. ( 3810.40 sq m) which has consent for conversion to 37 apartments and 11,870 sq. ft. ( 1,103.15 sq m) of retail space at ground floor level. The proposed scheme would also include 45 on site car parking spaces.

The total site benefits from planning consent for the development of 64 apartments, along with 4 retail units and 9 office units. There is also the provision for 106 car parking spaces, 40 cycle spaces, and electric vehicle charging points. The consented scheme comprises 29 x 1 bedroom apartments, 35 x 2 bedroom apartments, 4x retail units and 9 x office units with a total GIA of 81,084 sq ft over ground, first, second and third floors. Offers maybe considered for the whole site and further details are available from the sole selling agent.

## ACCOMMODATION

Floor	Number Of Units	Area (Sq.Ft)	Area (Sq.M)
1 Bedroom Apartments	18	12,954	1,204
2 Bedroom apartments	19	16,321	1,520
Retail Units	1	11,870	1,303
Car Parking	45	-	-
<b>Total</b>	<b>37 Residential Units, 11,870 sq. ft Commercial Unit, 45 Parking Spaces</b>	<b>41,145</b>	<b>4,027</b>



## PLANNING

Under Planning Application number P/2019/00232, planning permission was granted for the development of the whole site for 64 self-contained apartments, 4 retail units and 9 office units. Full planning details along with relevant discharge notices and pre-start sign offs are available via dropbox access upon request.

## TENURE

Freehold.

## VAT

We are advised that VAT is not payable.

## LEGAL COSTS

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

## PRICE

Offers in the region of £1,500,000.

## 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.



# CONTACTS

**George Bassi**

0121 524 2583

[georgebassi@bondwolfe.com](mailto:georgebassi@bondwolfe.com)

**Birmingham Office**

0121 525 0600

[agency@bondwolfe.com](mailto:agency@bondwolfe.com)



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.