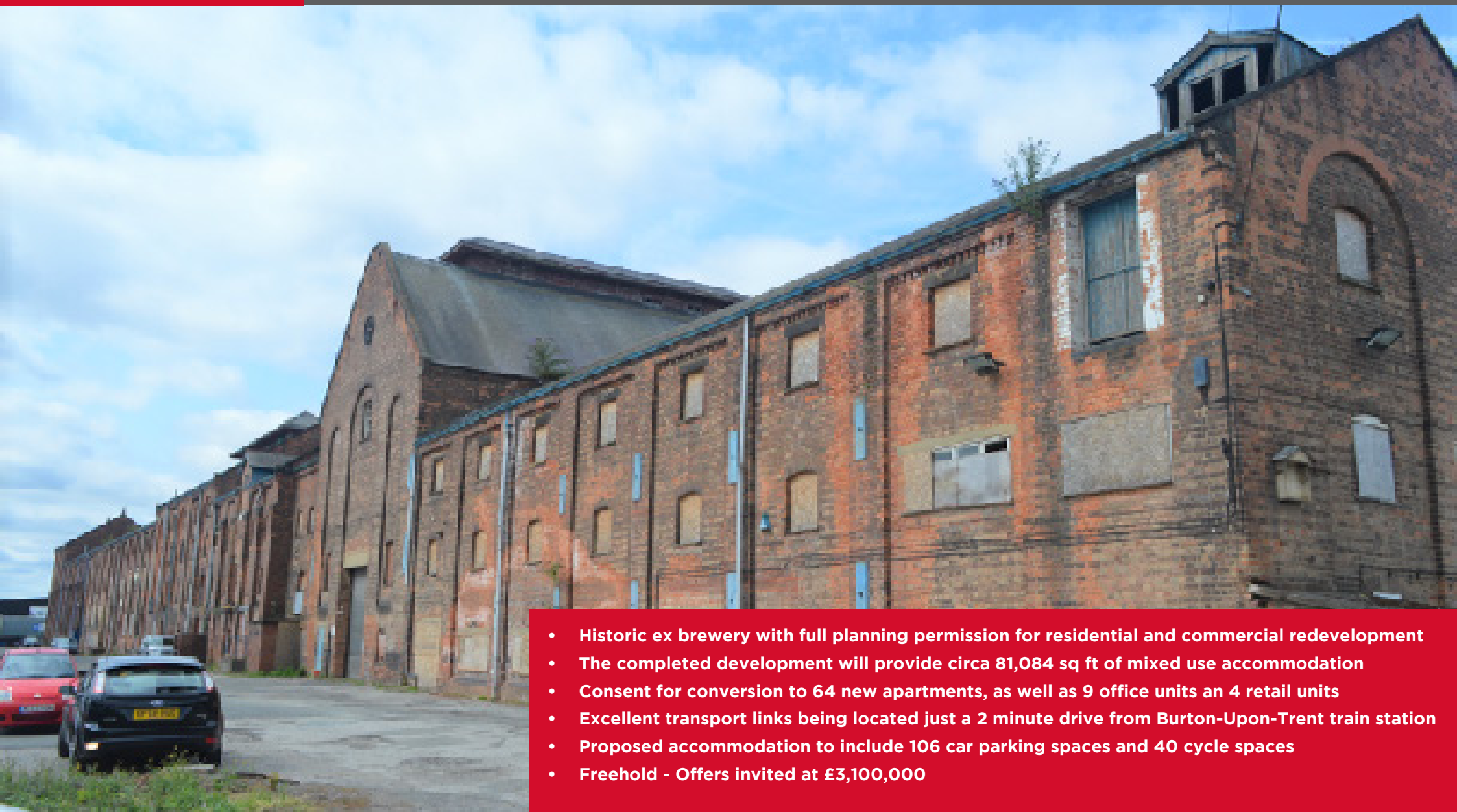




For Sale

Crown Building, Anglesey Road, Burton upon Trent, Staffordshire,
DE14 3NX



- Historic ex brewery with full planning permission for residential and commercial redevelopment
- The completed development will provide circa 81,084 sq ft of mixed use accommodation
- Consent for conversion to 64 new apartments, as well as 9 office units and 4 retail units
- Excellent transport links being located just a 2 minute drive from Burton-Upon-Trent train station
- Proposed accommodation to include 106 car parking spaces and 40 cycle spaces
- Freehold - Offers invited at £3,100,000

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 Anglesey 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.

DESCRIPTION

A 1.39 acre rectangular shaped site, comprising a three-storey building that was originally built around 1875. The 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.

PLANNING

Under planning application number P/2019/00232, planning permission was granted for the development of 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 drop box access upon request.

TENURE

Freehold.

VAT

We are advised that VAT is not payable.

LEGAL COSTS

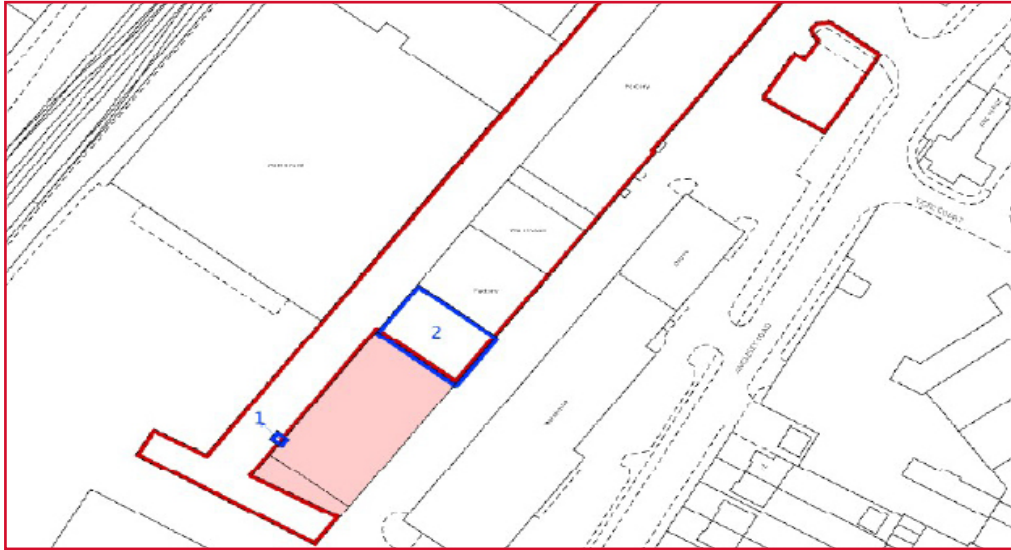
Each party are to responsible for their own legal costs that may be incurred in this transaction.

PRICE

Offers in the region of £3,100,000 are sought for the freehold interest.

SUMMARY OF PROPOSED ACCOMMODATION

Property type	Number of units	Sq Ft	Sq m
1 bedroom apartments	29	20,871	1,983
2 bedroom apartments	35	34,165	3,174
Retail units	4	14,025	1,303
Office units	9	12,023	1,117
TOTAL	64 Residential Units 13 Commerical Units	81,084	7,577



SERVICES

We understand that all main services are connected to the property but have not been tested by the Agent.

FURTHER INFORMATION

For further information please contact:
Garry Johnson
Tel: 0121 524 2583
Email: gjohnson@bondwolfe.com

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