FOR SALE

Bond Wolfe

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A Freehold mixed use retail and student accommodation development opportunity with planning consent

9-11 Liverpool Road, Newcastle Under-Lyme ST5 2AU

KEY FEATURES

Substantial Freehold mixed use development oppurtunity

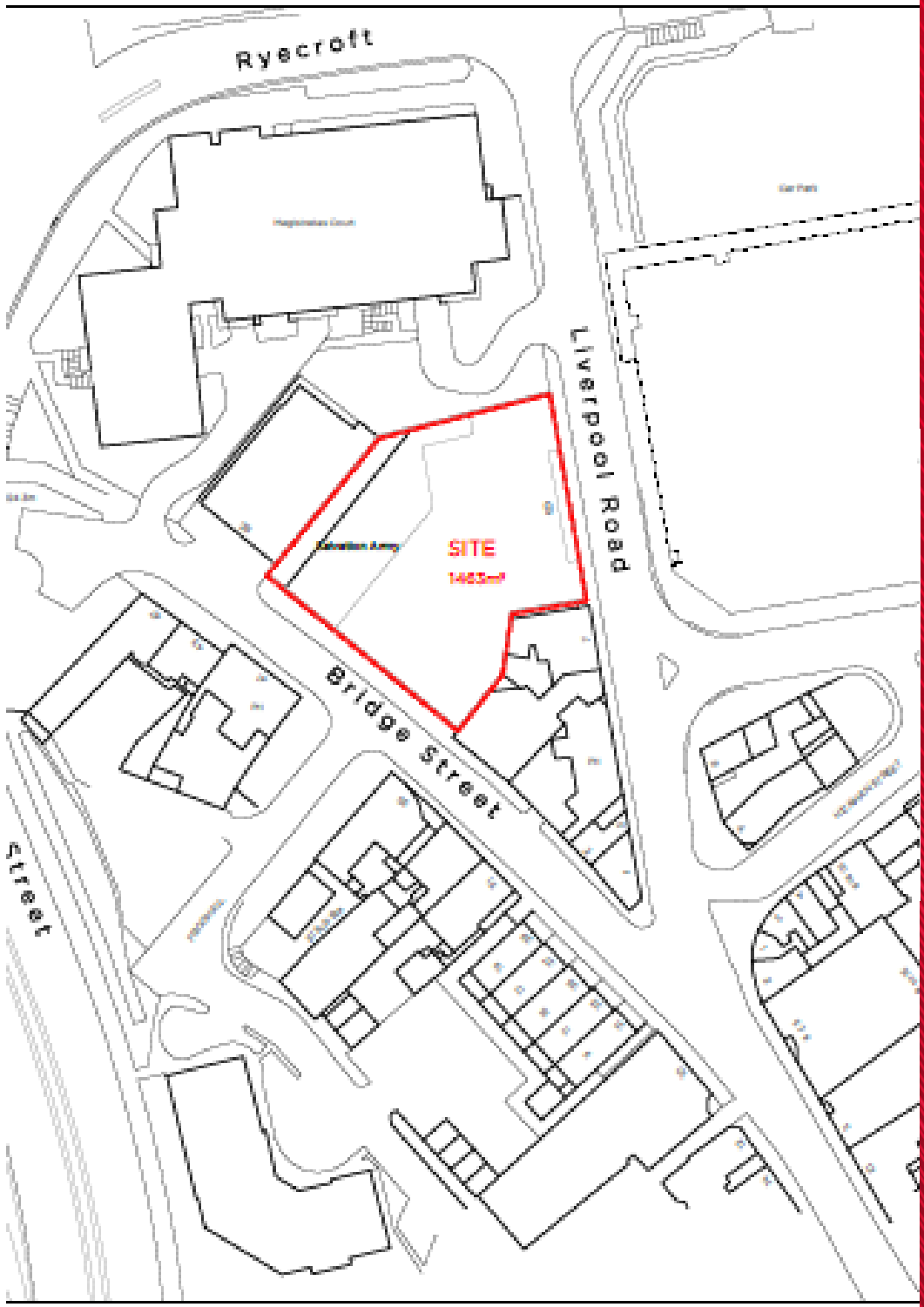
Planning consent for 2 commercial units and 55 student apartments (101 student beds)

Prominent town centre location

Close to Keele and Staffordshire Universities

Projected gross annual residential income: £821,865 (excluding commercial)

Price: £1,495,000



LOCATION

Positioned prominently on the A34, this site benefits from exceptional visibility, outstanding transport links, and immediate access to a thriving town centre environment. It is within walking distance of shops, cafés, amenities, and Newcastle-under-Lyme Bus Station, making it ideally suited for for the consented proposed development.

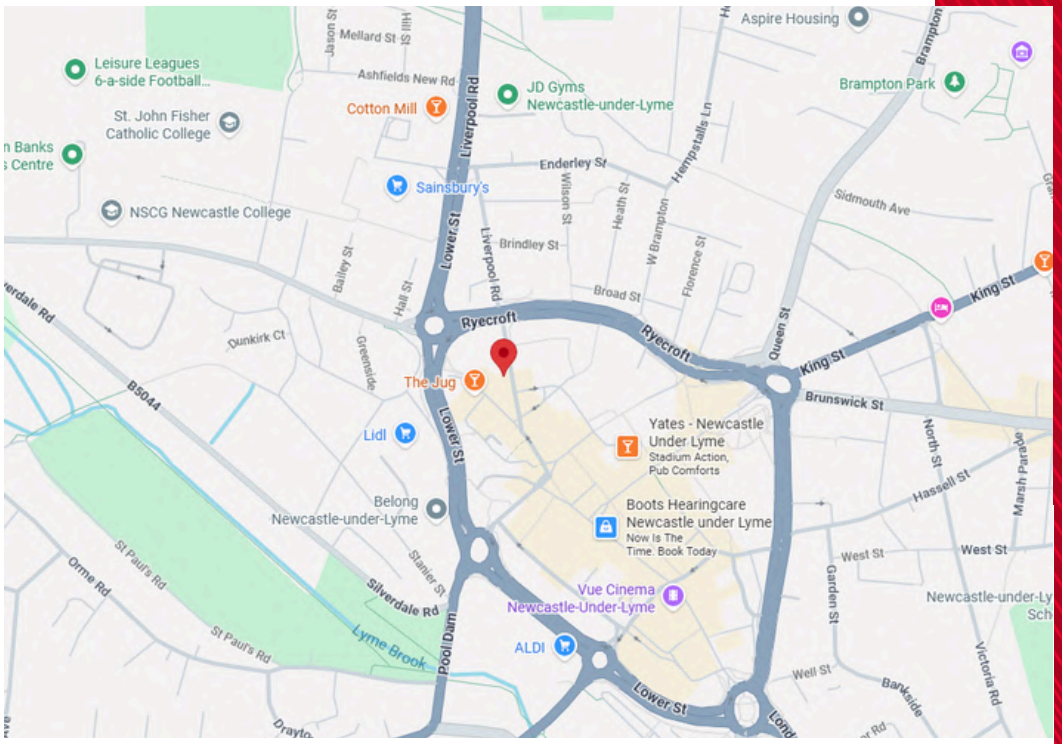
Connectivity

The site occupies a highly strategic position with excellent regional and national connectivity:

- Keele University: approx. 2.6 miles – 13–15 minutes by direct bus (25 service)
- Staffordshire University: approx. 2.5 miles – 13–15 minutes by bus (9 or 25 services)
- Stoke-on-Trent Railway Station: approx. 2.6 miles
- London Euston approx. 1 hr 28 mins
- Manchester approx. 35 min

INVESTMENT HIGHLIGHTS

- Strong PBSA fundamentals in an established student market
- Excellent town-centre location with high footfall and visibility
- Robust transport connectivity to two major universities
- Forecast gross annual residential income: £821,000 (excluding commercial units)
- High-yield, income-generating mixed-use opportunity
- Strong long-term rental demand supported by structural student housing shortage



DESCRIPTION

The property currently comprises a substantial ground floor commercial unit , currently trading as a large soft play centre, with a self contained flat to the first floor and car parking to the rear.
The property extends to 14,460 sq. ft. (1,343.86 sq m) with 15 car parking spaces to the rear.

PLANNING

On 16 September 2025, planning consent granted for the 'partial demolition of former ground floor and first floor flats, and for the construction of 55 student flats with associated communal, ancillary accommodation, and amenity spaces.
Copies of all plans and supporting documents are available upon request to Bond Wolfe, or by contacting Newcastle Under Lyme Borough Council on 01782 717717, quoting application number 22/00397/FUL,

BUSINESS RATES

The property has a rateable value of £43,000 (1 April 2026 – present)

EPC

Available upon request

TENURE

Freehold

Liverpool Road looking north west

Image used for illustrative purposes only

PRICE

Offers based on £1,495,000 are sought for the Freehold interest

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.

VAT

All figures quoted are exclusive of VAT which maybe applicable at the prevailing rate. Purchasers are urged to seek confirmation in this regard.

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.

CONTACTS

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