

RESIDENTIAL CONVERSION OPPORTUNITY WITH PLANNING CONSENT FOR 143 APARTMENTS



1 & 2, THE MALTINGS, WETMORE ROAD, BURTON ON TRENT, DE14 1SE

Freehold for sale on behalf of the Joint Administrators

OPPORTUNITY

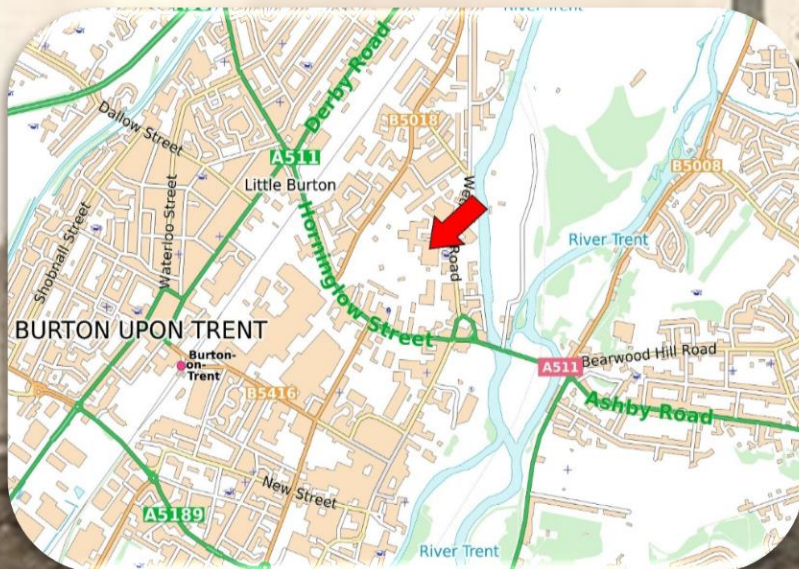
- Freehold for sale
- Historic former brewery site forming part of 'The Maltings'
- 10 minute walk to town centre and 20 minutes to Burton on Trent station – 21 minutes to B'ham New Street
- Two detached adjacent four storey brick constructed period buildings with water tower to the rear
- Planning consent granted in October 2021 for conversion into 143 apartments with 103 parking spaces and 5 motorcycle spaces.
- Scheme comprises 20 x studios, 24 x one bed, 99 x 2 bed totalling 7,458.94 sqm (80,288 sq ft) residential GIA
- Adjacent building has been recently developed into residential units in the process of being sold.
- Site area - 0.587 hectares (1.45 acres)
- On the instructions of the Joint Administrators
- Offers invited

LOCATION

The property is located on the western side of Wetmore Road, c. 10 minutes walk from Burton on Trent town centre, and 20 minutes from the station, which connects to Birmingham New Street station in only 21 minutes.

The building directly adjacent to the north has been relatively recently converted and we understand comprises residential and office accommodation. The building adjacent to the south is the recently completed 'The Maltings' development comprising 90 residential units. Road links are excellent with easy access to the motorway network including the M1, M6 and M42.

A location plan is provided below.



DESCRIPTION

A freehold site of 0.587 hectares (1.45 acres) comprising two Grade II Listed detached former maltings. The buildings were constructed in 1953-54 by Bass Brewery and are of red brick construction with timber single-glazed windows underneath clay-tiled roofs.

The property presents an opportunity for a large scale residential redevelopment project. The site benefits from planning consent for the conversion of the two former maltings buildings to provide 143 apartments, comprising a combination of one- and two-bedroom apartments, as well as studios.

The site is shown edged red below.



CONSENTED SCHEME

Planning consent was granted in October 2021 (P/2020/00679) for the conversion and alteration of two detached buildings to provide 143 apartments and studios, complete with associated car parking, including electric car charging points.

With a subsequent application (P/2020/00701) granted Listed Building Consent for internal and external renovation and refurbishment, allowing the reinstatement of original openings, creation of new openings, re-roofing, replacement of rainwater goods, windows and doors, removal of part of the roof covering to incorporate continuous rooflight, insertion of staircases and lifts, and the re-use of original stairs and columns to facilitate the conversion to 143 apartments and studios.

The redevelopment opportunity comprises the conversion of the existing buildings to provide 143 residential apartments extending to c.130,000 sq ft across the two buildings.

The proposed scheme provides for the residential accommodation to be arranged surrounding two central atriums, which will allow natural light into the buildings, with the apartments situated over ground, first, second and third floors. Part of the ground floor within Maltings 1 is allocated as under croft parking with the water tower providing a bike store and plant room.

Additional information is available in the data room.

ACCOMMODATION SCHEDULE

A schedule of the proposed accommodation is detailed below:

Floor	Studio	1 Bed	2 Bed
Maltings 1			
Ground	-	-	2
First	1	1	18
Second	4	7	13
Third	3	2	10
Total (61 Units)	8	10	43
Maltings 2			
Ground	2	-	18
First	4	6	14
Second	4	6	14
Third	2	2	10
Total (82 Units)	12	14	56



CGI image illustrates the subject property, which comprises the rear two of the three buildings

KEY INFORMATION

- Offers are invited for the freehold interest
- It is intended that the property will be sold by way of private treaty.
- The Administrators are not bound to accept the highest, or indeed any offer received.
- VAT will be payable if applicable
- Each party is to bear their own legal costs.
- Further information is available in a data room. Access will be provided upon request.

CONTACTS:

For further information, data room access or to arrange a viewing, please contact:

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