

# For Sale

## Prime Residential Development Opportunity Barlaston, Staffordshire, ST12 9DG



**Estoril (Rear of Building)**

**The Limes (Rear of Memorial College)**



- Approximately 9.8 acres gross (4 hectares gross)
- Sites within settlement limits of Stafford Borough Council's 2021—2031 Adopted Local Plan 2014
- Exclusive residential area surrounded by Staffordshire green belt

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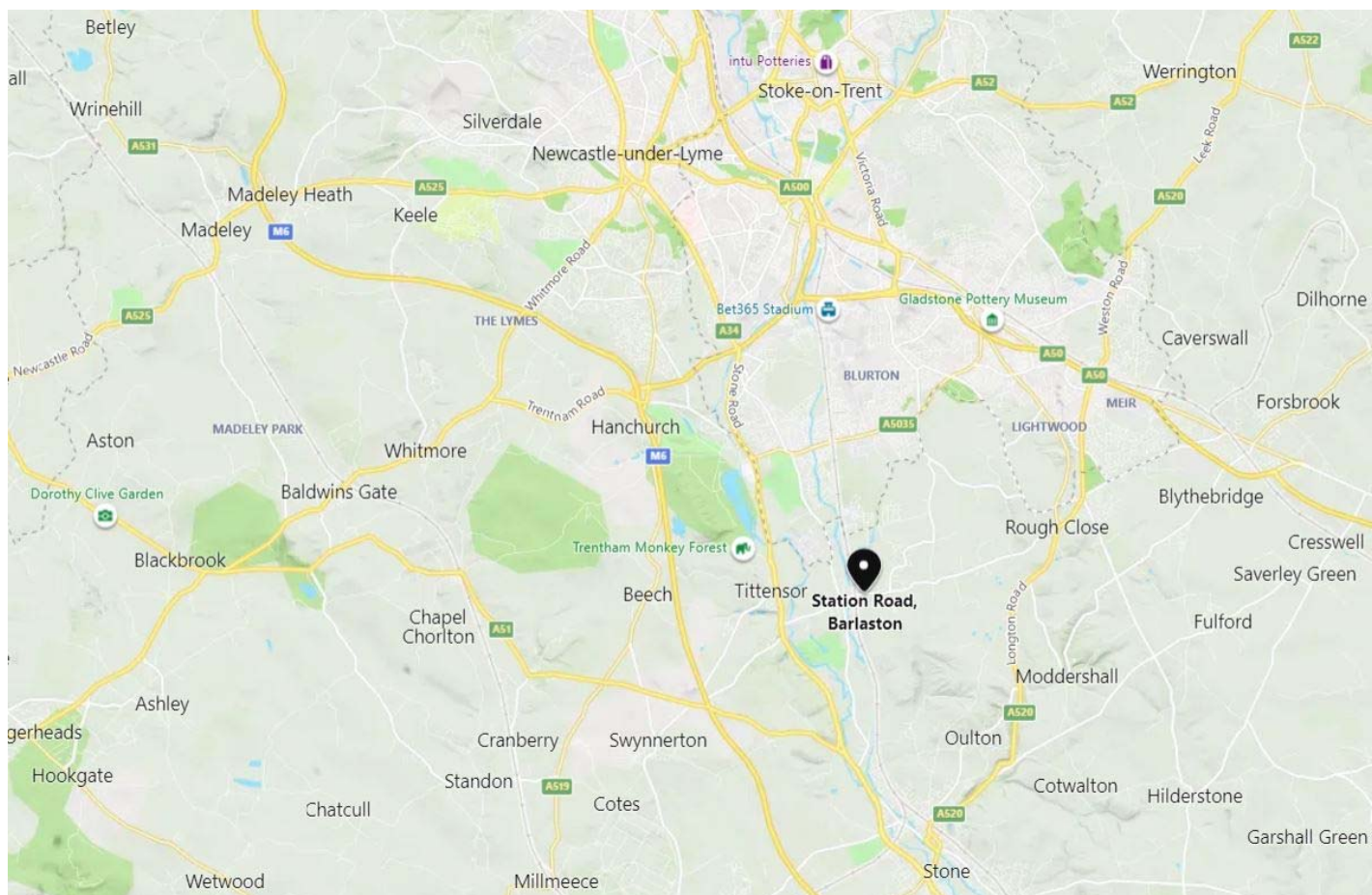
## Location

The sites are located on the north side of Station Road within the village Barlaston, as part of the Borough of Stafford with a population of 2,858 (2011 Census), and being well known for its association with Wedgwood pottery.

Barlaston is a desirable and attractive residential area situated covering approximately 1,200 hectares of largely rural land, approximately 6 miles from Stoke on Trent and 12 miles from Stafford which provide for local amenities and day to day facilities.

Barlaston is one of the eleven key service villages within Stafford Borough. There are existing local facilities within approximately 250 and 500 metres of the sites' boundaries, including local shops, a church and a public house. Bus services run along Meaford Road, Old Road and Station Road. The village also contains a primary school and children's nursery off Broughton Crescent.

Communication links to the area comprise of the A34, M6 (J15 Northbound and J14 Southbound) the A50 to Derby and the M1 provide excellent connections to the wider motorway network. By rail there are main trains to London Euston that take approximately 77 minutes from Stafford. Barlaston is ideally placed for access to both Birmingham and Manchester City Airports (approximately 35 and 50 miles). The Wedgwood family home was at one time the Grade 1 listed Barlaston Hall situated off Queen Mary's Drive.



## Planning

Under the Plan for Stafford Borough, there is presumption in favour of residential development, although other uses may be considered. Further information is contained within the Development & Design Guide. Positive informal pre-application discussions have been held with Stafford Borough Council on two occasions who support residential development across the sites as valued windfall additions in meeting the Borough Council's housing needs. Public open space across both sites may potentially be located upon site 2.

Interested parties should make their own enquiries of the local planning authority. The housing target in the Plan for Stafford Borough is 10,000 dwellings over the period 2011—2031, this equates to 500 per annum and supports sustainable development on brownfield land.

## Information Pack

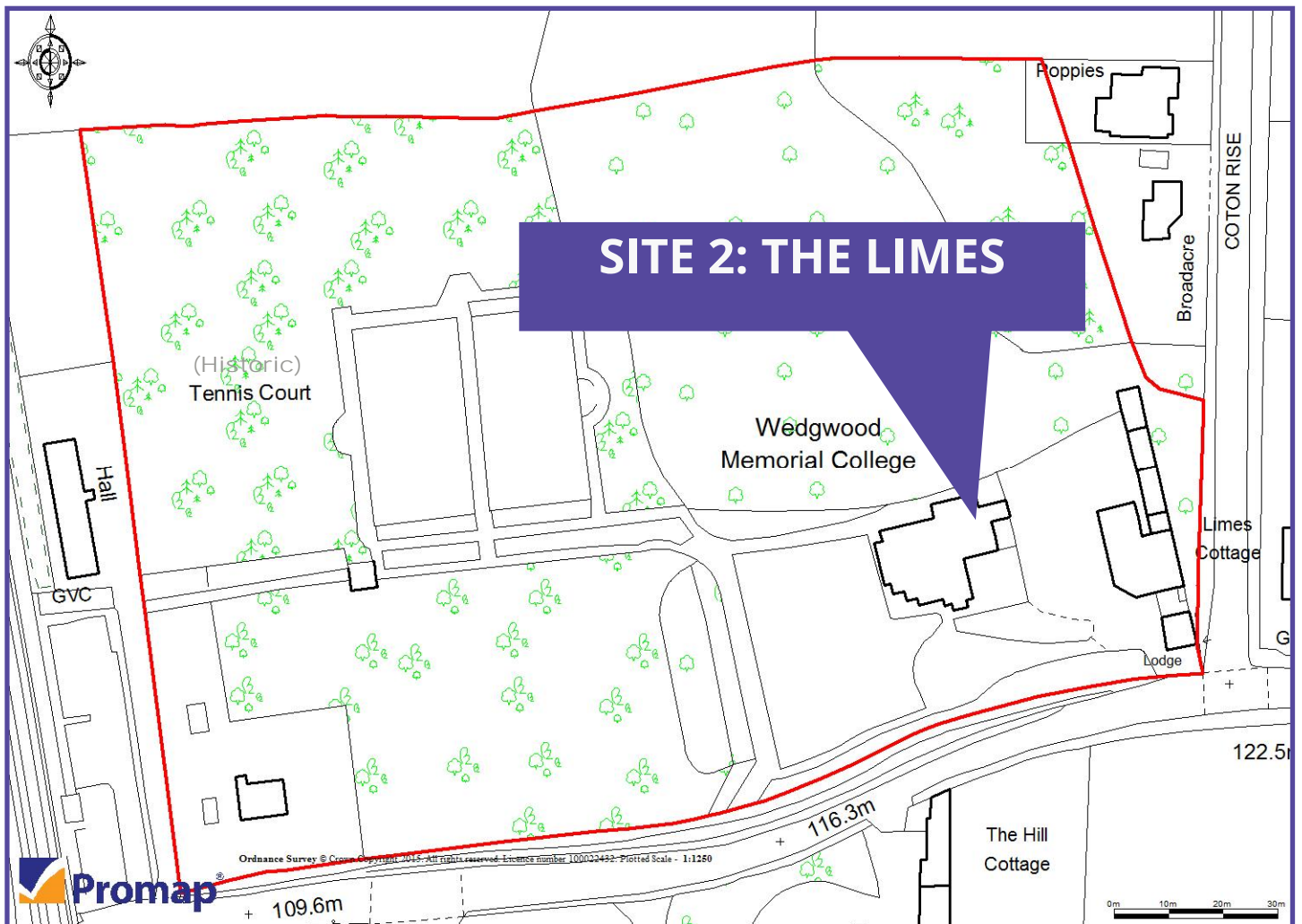
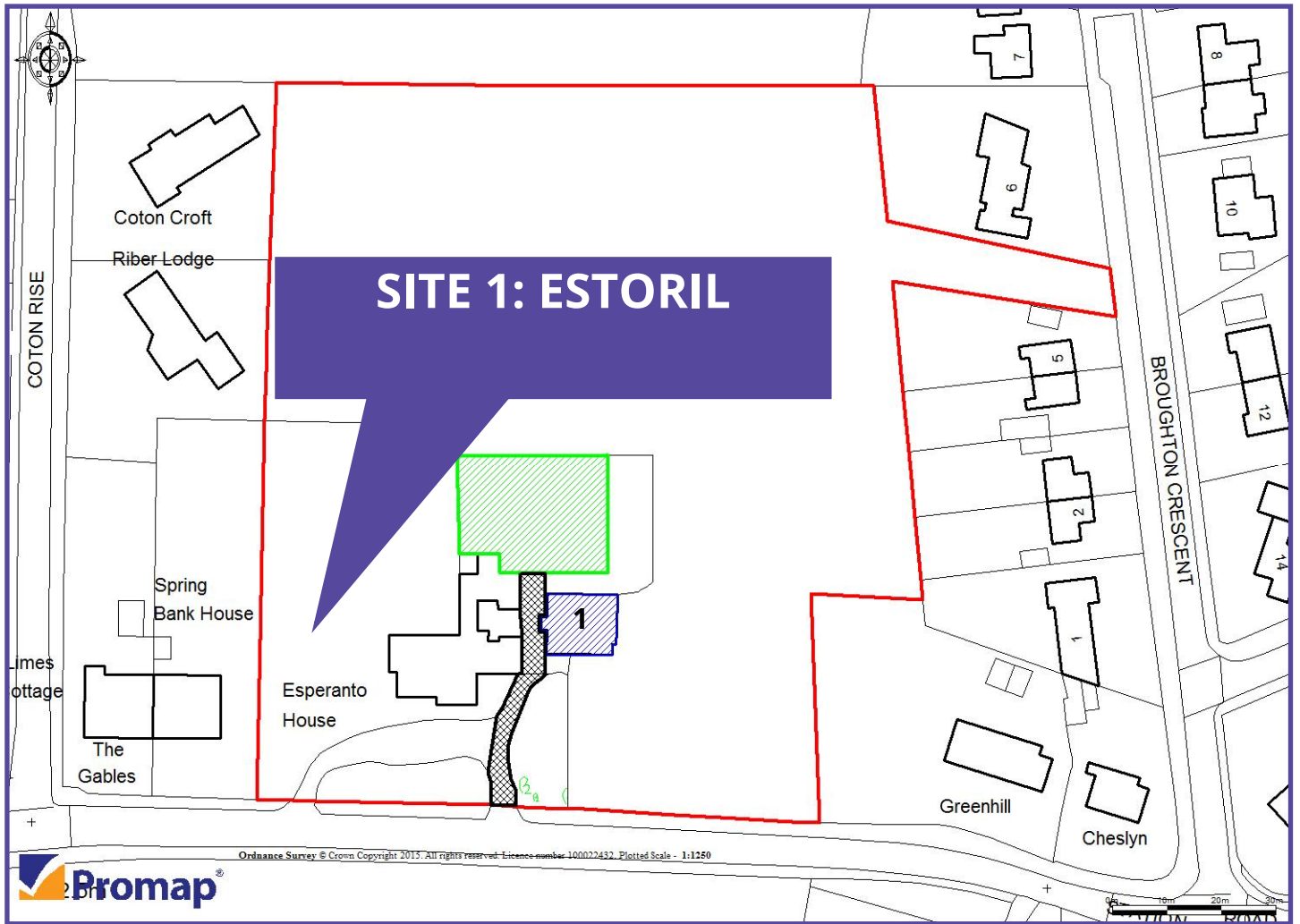
An information pack is available on Hawksmoor's dedicated website. Log in details will be provided following receipt of an initial expression of interest. The following initial documents will be available (this list is not exhaustive):

- [Topographical Survey & Ordnance Survey Plan](#)
- [Desk Top Ground Investigations](#)
- [Coal Mining Risk Assessment \(within Coal Mining Development Referral Areas\)](#)
- [Draft Tree Survey Assessment, Tree Constraints Plan, Tree Preservation Orders and Briefing Note](#)
- [Draft Tree Protection Plans](#)
- [Stage II Services Reports](#)
- [Drainage CCTV Survey and drainage feasibility designs](#)
- [Preliminary and Stage II Ecological Assessments](#)
- [Development & Design Guide](#)
- [Area Needs Assessment \(Sport\)](#)
- [Preliminary Access Review / Highways Technical Note and Traffic Survey](#)
- [Estate Agent Marketing Report](#)

Within their appraisal, interested parties should allow for the technical findings within the information pack.

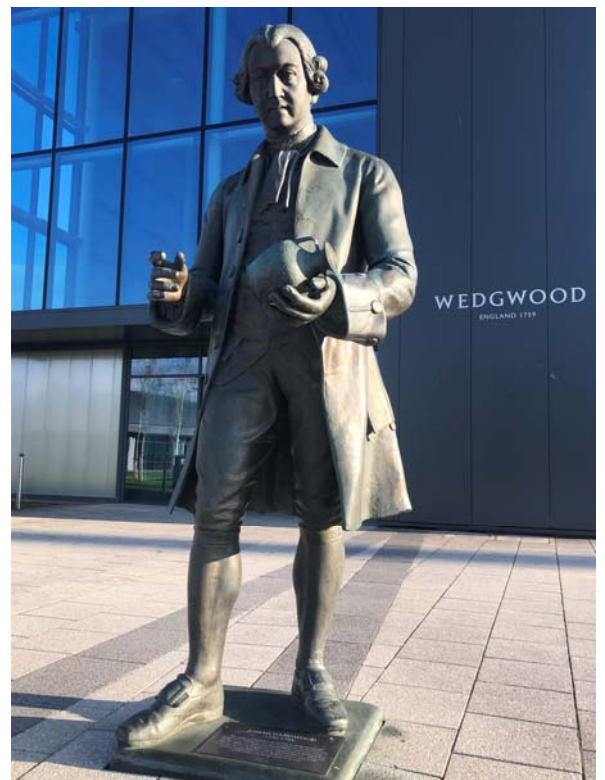
The vendors are seeking a design solution that retains building 1 (on page 4), the car park and access thereto as verged blue, green and crosshatched in black on site 1 which is to be excluded from the sale. There are historic 2012 Tree Preservation Orders which, at the time supported the retention of trees adjacent to proposed development areas. Some trees will have remaining worthiness of retention.







## Estoril Main Development Area











## Method of Sale

The site is offered for sale by informal tender. Both conditional and unconditional offers for the freehold of the sites will be considered and vacant possession will be provided (excluding building 1 interests) upon legal completion. A detailed tender letter will be provided later in the disposal process which will set out the timetable for offer submission and the details that should be addressed within those offers.

## Viewing Arrangements

Viewing is strictly by prior appointment with Hawksmoor or Avison Young on scheduled viewing days. Otherwise inspections may be taken from Station Road. Prospective purchasers should be aware inspections are made entirely at their own risk and the vendor or their agents accept no liability arising from such inspections.

## Contact Information:

If you would like to discuss this site in further detail, please do not hesitate to contact:

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