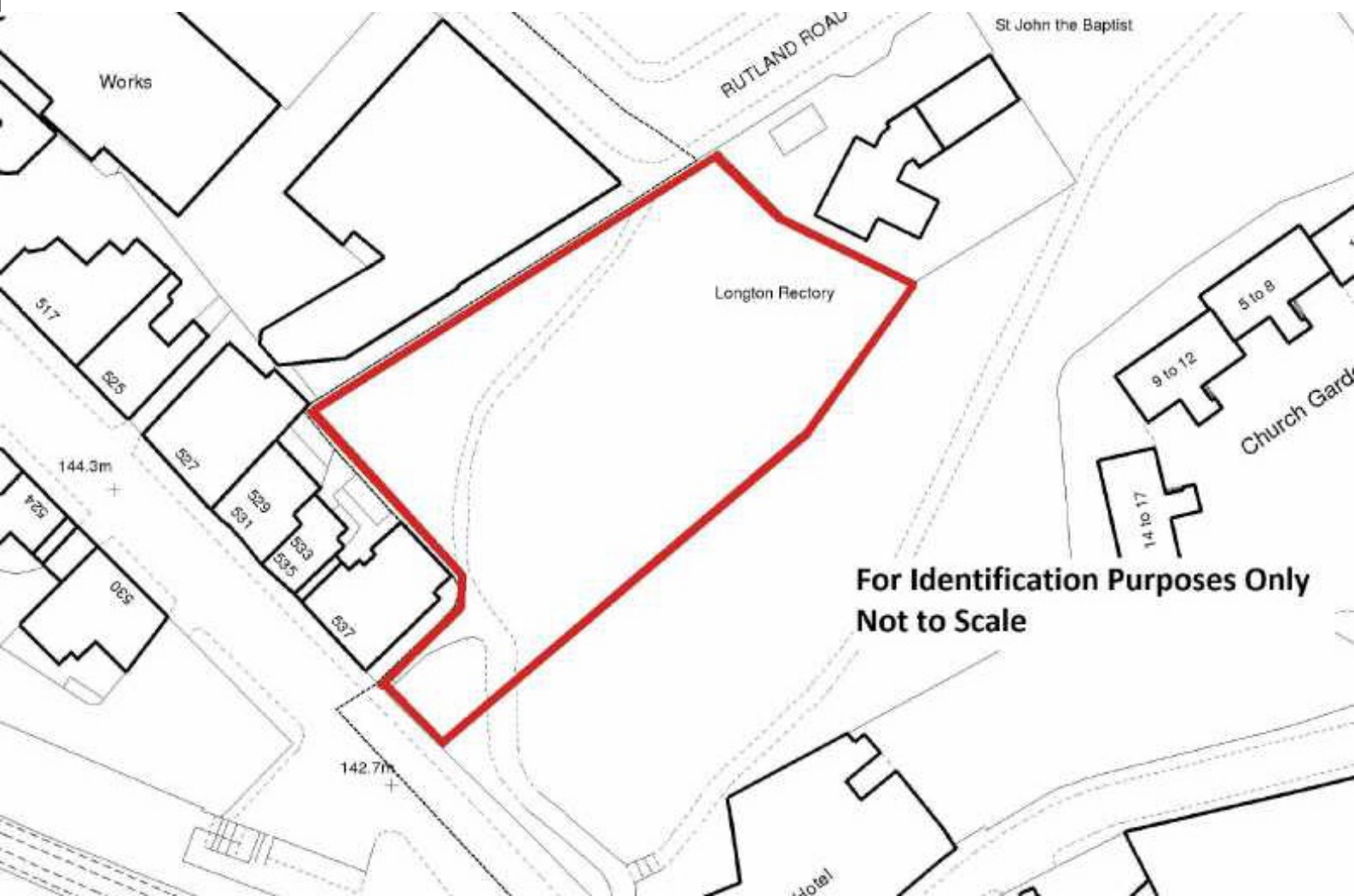




Residential Development Site, Rutland Road, Longton, Stoke-on-Trent, ST3 1EH

**0.24 ha
0.6 acres**



£300,000

A residential development site with planning consent for 26 flats with associated parking. Planning application number SOT/45838 (reserved matters pursuant to SOT/41188). Planning has been activated with the installation of the access road. The site is located on the edge of Longton town centre.

To view: 01782 212201
commercial@bjbmail.com



Location

The site is located off Portland Street at the North side of Longton town centre, with excellent road links with the A50 and public transport within walking distance.

Planning

Outline planning consent was originally obtained in June 2003 (Ref: SOT/41188) and again in August 2006 (Ref: SOT/45838). Information of these consents can be provided upon request. The planning will require the diversion of the public footpath as detailed within the information pack.

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.

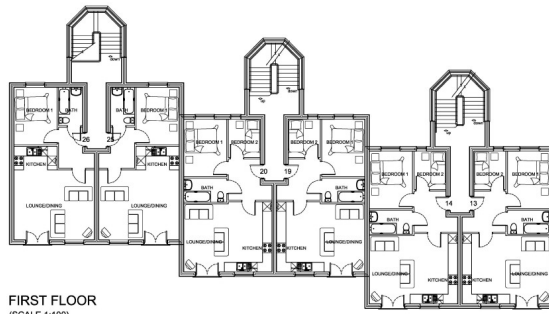
Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the sale / purchase of the property.

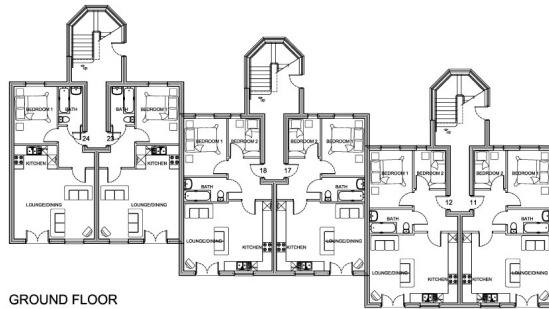
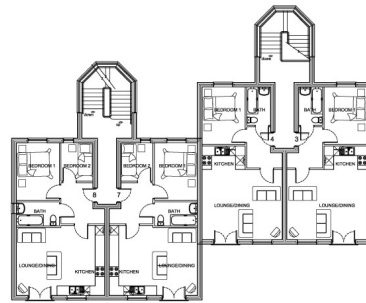
Tenure

Freehold upon completion.

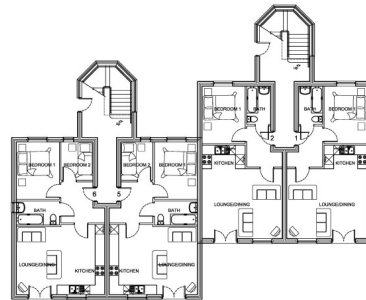




FIRST FLOOR
(SCALE 1:100)



GROUND FLOOR
(SCALE 1:100)



B	Bedroom windows added to flats adjoining Rutland between Units 12 & 13. Flat numbers added.	22-05-08
A	Common stair gate reduced in width and common chamber added.	15-05-08
Rev	1:100 Scale. Drawing is a guide only and should not be used for construction. All dimensions are in millimetres. All measurements are to the face of the work.	22-05-08

Barnett Ratcliffe Partnership
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Email: info@barnetratcliffe.co.uk

Client

STAFFS DEVELOPMENTS

Project

RESIDENTIAL DEVELOPMENT
RUTLAND ROAD, LONGTON
STOKE ON TRENT

Drawing

FLOOR LAYOUTS
(SHEET 1 of 2)

Scale 1:100 Date 04/06

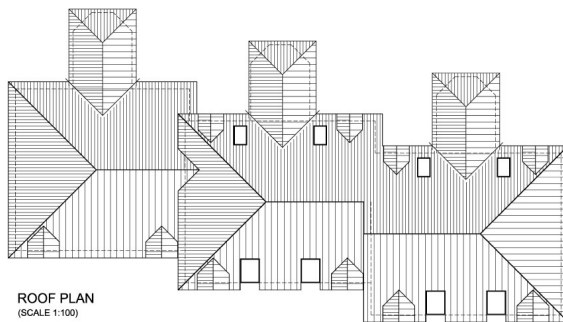
Drawn By JC Chk

Drawing Number

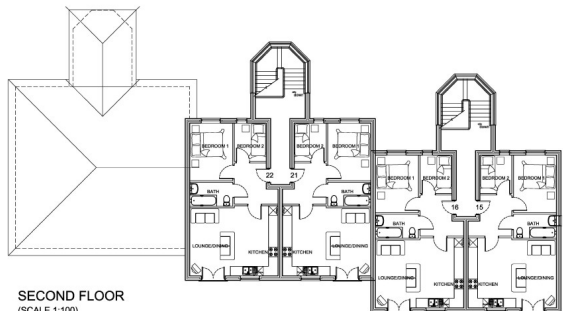
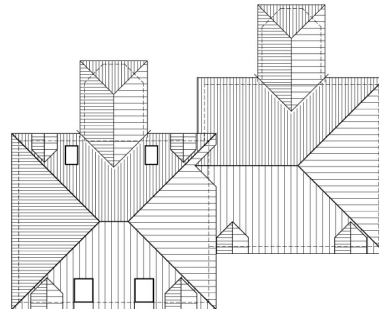
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Revision

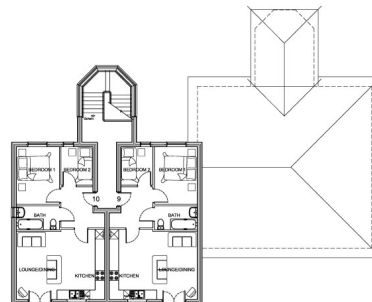
B



ROOF PLAN
(SCALE 1:100)



SECOND FLOOR
(SCALE 1:100)



B	Bedroom windows added to flats adjoining Rutland between Units 12 & 13. Flat numbers added.	22-05-08
A	Common stair gate reduced in width and common chamber added.	15-05-08
Rev	1:100 Scale. Drawing is a guide only and should not be used for construction. All dimensions are in millimetres. All measurements are to the face of the work.	22-05-08

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Client

STAFFS DEVELOPMENTS

Project

RESIDENTIAL DEVELOPMENT
RUTLAND ROAD, LONGTON
STOKE ON TRENT

Drawing

FLOOR LAYOUTS
(SHEET 2 of 2)

Scale 1:100 Date 04/06

Drawn By JC Chk

Drawing Number

0453/PL/14

Revision

B

IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.