

## Land For Sale

BEACON ROAD,  
PIREHILL, STONE  
ST15 0NN

**0.73** acres  
**0.3** hectares

- Predominately hard standing land
- Development Opportunity
- Microsite:[www.stwpirehill.co.uk](http://www.stwpirehill.co.uk)

[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)



**Carter Jonas**

## LOCATION

Situated in the county of Staffordshire, 8 miles north of Stafford and 6 miles south of Stoke-on-Trent, the site is located in the market town of Stone. The site is on the corner of Beacon Road and Brooms Road.

The site sits next to FCC Environment, the local recycling centre. The occupiers located directly opposite are Back 2 Back Gymnastics and Dunoon, a ceramics producer.

## DESCRIPTION

Offers are invited to acquire the freehold interest of 0.73 acres of industrial development land (subject to necessary consents).

The site is accessed from the A34 dual carriageway which offers direct access to the M6 via junctions 14 (approx. 5 miles) to the south and J15 (approx. 9 miles) to the north.

Around three quarters of the site is hard standing with a line of trees running around the northern edge.

Subject to necessary consent, the site has excellent prospects for a range of employment uses.

## ACCOMMODATION

**Total 0.73 Acres (0.3 Hectares)**

## TERMS

Flood Risk:  
Environmental agency flood maps indicate the site to be Flood zone 1 i.e. is considered to be at a low risk of flooding. Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) for more information regarding flooding. See the data room for the Flood Map Plan.

### Title:

The vendor is seek to dispose of part of the freehold title; copies of the title information are available on the data room.

### Tenure:

Site is available with vacant possession.

### Planning:

Carter Jonas recommend that potential purchasers make their own enquiries to the local authority regarding planning matters. For further information on planning please visit: [www.staffordbc.gov.uk/lp](http://www.staffordbc.gov.uk/lp)

### Data Room:

For further information on this opportunity, please visit the dedicated data room at [www.stwfirehill.co.uk](http://www.stwfirehill.co.uk)

### Price on Application

Subject to contract, October 2020.

## LEGAL COSTS

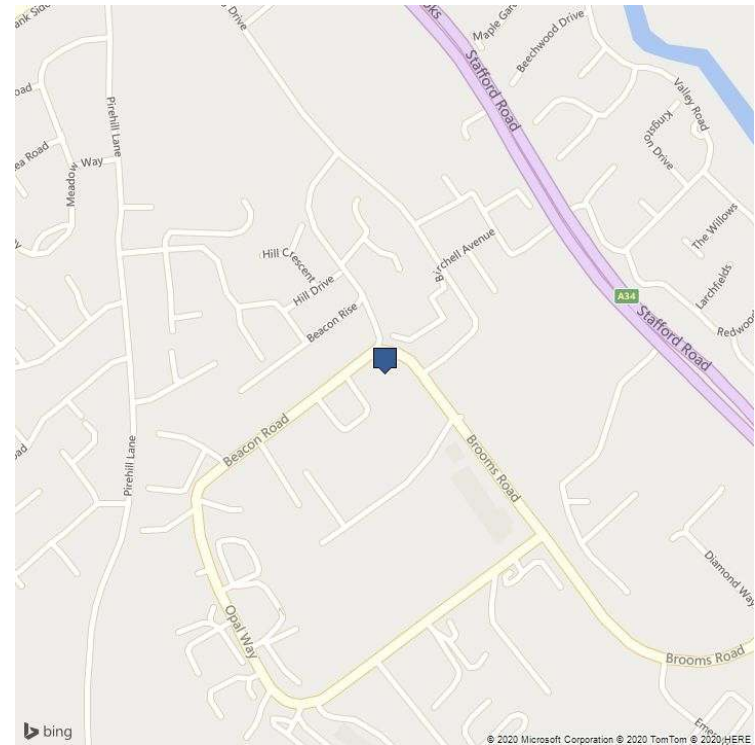
Each party to be responsible for the payment of their own legal costs.

## VAT

The property is elected for VAT so will be chargeable.

## VIEWING

Strictly by appointment with agents.



## CONTACT

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## IMPORTANT INFORMATION

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