FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAND AND BUILDINGS AT STATION ROAD

SITE 1: THE LIMES

SITE 2: ESTORIL

WEDGWOOD MEMORIAL COLLEGE
STATION ROAD, BARLASTON
STAFFORDSHIRE | ST12 9DG
The sites are located on the north side of Station Road within the village of Barlaston. Barlaston is situated within the Borough of Stafford, approximately 6 miles south of Stoke city centre and 11 miles north of Stafford. Manchester is approximately 50 miles to the north and Birmingham 35 miles to the south. Barlaston is a desirable and attractive residential area. The sites themselves both adjoin the greenbelt which creates an attractive rural setting.

Both the Limes and Estoril are situated within a short walk of the village centre where there are a number of local amenities including shops and a village pub.
**DESCRIPTION**

**Site 1 – The Limes**
The site extends to approximately 6.1 acres (2.47 ha), is rectangular in shape and heavily wooded in part. The principal building on the site is known as Limes House, an attractive two/three storey Victorian property constructed in 1893. Other buildings on site include the security lodge, Limes Cottage, a bungalow and a modern single storey library.

**Site 2 - Estoril**
Estoril is broadly rectangular in shape and extends to approximately 3.7 acres (1.49 ha). The principal building on the site is Estoril House, a two storey Edwardian property. Also on the site is Esperanto House which was sold long leasehold in 2002. Esperanto House benefits from rights of access and parking across part of the site.

**PLANNING**
Under the Plan for Stafford Borough, there is a general presumption in favour of proposals for residential development, although other uses may be considered.

Although not listed, we would expect the local planning authority to encourage the retention of both the principal buildings on the sites.

Interested parties should make their own enquiries of the local planning authority.

**FLOOR AREAS**
The table below includes approximate gross internal floor areas in relation to the principal buildings across both sites:

<table>
<thead>
<tr>
<th>Description</th>
<th>Approximate Gross Internal Floor Area</th>
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<tr>
<td></td>
<td>Sq M</td>
</tr>
<tr>
<td>Site 1</td>
<td></td>
</tr>
<tr>
<td>Limes Cottage</td>
<td>Ground Floor</td>
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<tr>
<td></td>
<td>First Floor</td>
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<td></td>
<td>Sub Total</td>
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<tr>
<td>Security Lodge</td>
<td>Ground Floor</td>
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<td>First Floor</td>
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<td></td>
<td>Sub Total</td>
</tr>
<tr>
<td>Limes House</td>
<td>Ground Floor</td>
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<td></td>
<td>First Floor</td>
</tr>
<tr>
<td></td>
<td>Second Floor</td>
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<tr>
<td></td>
<td>Sub Total</td>
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<tr>
<td>Site 2</td>
<td></td>
</tr>
<tr>
<td>Estoril House</td>
<td>Ground Floor</td>
</tr>
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<td></td>
<td>First Floor</td>
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<td></td>
<td>Sub Total</td>
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LAND AND BUILDINGS
AT STATION ROAD
BARLASTON | STAFFORDSHIRE
ST12 9DG

CONTACT
For further information or to make an appointment to view, please contact:

GARETH CONROY
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JONATHAN STANLAKE
0161 956 4108
jonathan.stanlake@gva.co.uk

TENURE
Site 1 – We understand the property is held freehold.
Site 2 – We understand the property is held freehold.
The area outlined in blue on the boundary plan is subject to a long lease granted to the Esperanto Association in 2002.
A report on title is available.

PRICE
Both conditional and unconditional offers are invited for our clients freehold interests. Individual offers for Site 1 and 2 will be considered as well as offers for the Sites as a single lot.

LEGAL AND SURVEYING FEES
Each party will be responsible for payment of their own fees.

VAT
We understand Vat will be chargeable on the transaction.

EPC
Full EPC reports for the buildings have been prepared and are available upon request.

INFORMATION PACK
An Information Pack is available upon request:
The information includes:
Report on title
Topographical surveys
Ecology surveys
Floor plans
Asbestos register
Indicative layout drawings
Utility information
Planning report
EPC

VIEWING
Strictly by appointment with the sole agent, Bilfinger GVA. Contact:
gareth.conroy@gva.co.uk
Direct dial – 0161 956 4477
jonathan.stanlake@gva.co.uk
Direct dial – 0161 956 4108

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SITE 2: ESTORIL