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PROPERTY CONSULTANTS

FOR SALE

COMMERCIAL DEVELOPMENT LAND

WETMORE ROAD

BURTON UPON TRENT

STAFFORDSHIRE

DE14 1SH



- **SITE AREA APPROXIMATELY 0.27 ACRES (1,115 SQ M)**
- **ALLOCATED FOR COMMERCIAL DEVELOPMENT**
- **SUBJECT TO PLANNING DEALS CONSIDERED**
- **SITE CAN ACCOMMODATE A UNIT OF APPROXIMATELY 5,005 SQ FT (465 SQ M) - SEE ATTACHED PLAN**
- **OFFERS AROUND £135,000**

WETMORE ROAD, BURTON UPON TRENT , STAFFORDSHIRE

LOCATION

This potential development site is located with frontage to and access from Wetmore Road in Burton upon Trent. Wetmore Road together with Wharf Road and Hawkins Lane form one of the principal industrial/business locations in Burton upon Trent.

The town centre is approximately one mile to the south with the A38 trunk road approximately two miles to the north.

DESCRIPTION

The site extends to approximately 0.27 acres (1,115 sq m) and is shown for identification purposes edged red on the attached plan.

The site is suitable for a variety of commercial/industrial uses and can potentially accommodate an industrial/warehouse building with a gross internal ground floor area of approximately 5,005 sq ft (465 sq m) as shown on the second plan attached. Please note that no consultations have been undertaken with the planning authority in relation to this layout.

PLANNING

We understand that the site is allocated for commercial development.

The clients are willing to consider offers for the site on a subject to planning basis.

SERVICES

No tests or investigations have been carried out as to the availability and capacity of services and utilities but it is understood that water, drainage, gas and electricity are available in Wetmore Road adjoining the site.

PRICE

Offers are invited around £135,000.

LEGAL COSTS

Each party are to be responsible for their own legal costs.

VIEWING

By site inspection with Rushton Hickman Limited.

REFERENCE

C1505 - 06042018



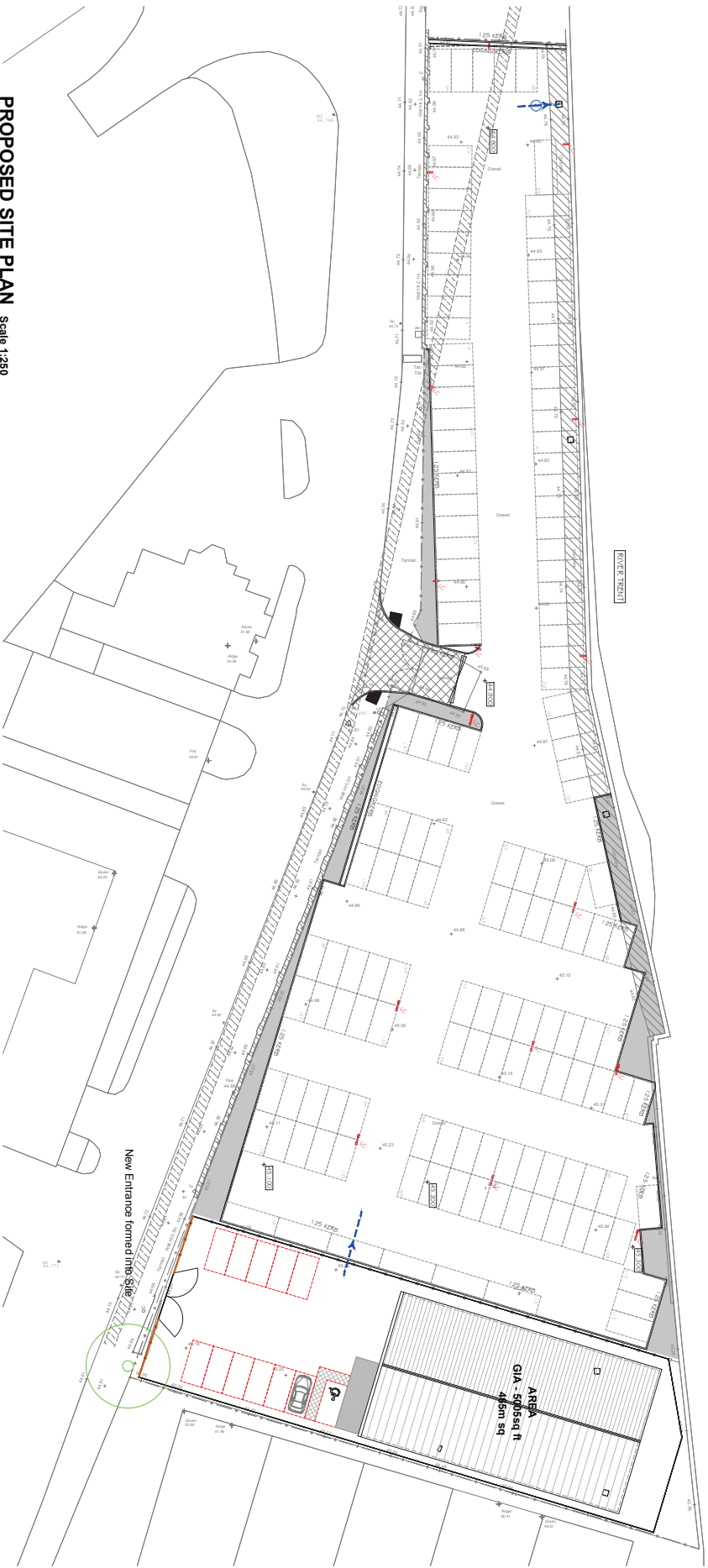
186 HORNINGLOW STREET, ANSON COURT, BURTON UPON TRENT, STAFFS. DE14 1NG.

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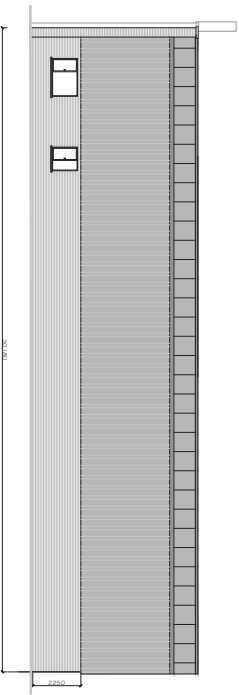
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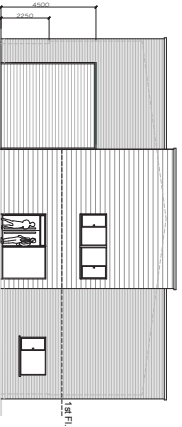
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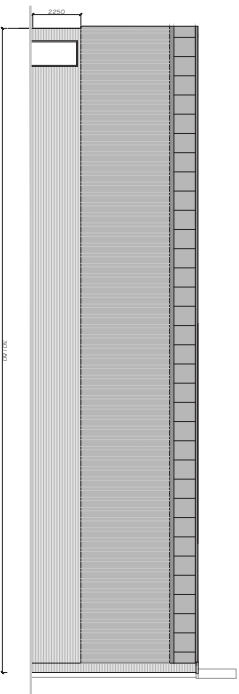
PROPOSED SITE PLAN Scale 1:250



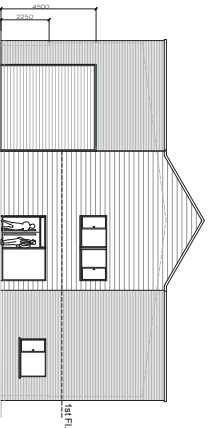
PROPOSED SIDE ELEVATION Scale 1:125



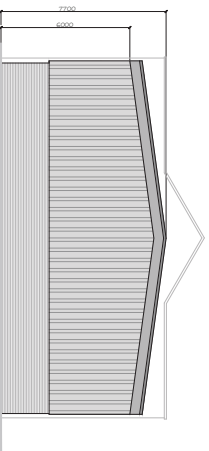
PROPOSED ALTERNATE FRONT ELEVATION Scale 1:125



PROPOSED SIDE ELEVATION Scale 1:125



PROPOSED FRONT ELEVATION Scale 1:125



PROPOSED REAR ELEVATION Scale 1:125

NOTES
1. Plans must be checked on site and not used from this drawing. Any discrepancies shall be noted to the Contract Administrator immediately.
2. COPYRIGHT: All rights reserved and may not be altered, reproduced or used other than for the contract works for which it is issued without the express permission of Gaskell Construction Consultants LTD.

Car Parking Requirements :

- 1 car parking space per 50m sq of floor area.
- GIA - 469m sq
- Therefore 465 / 50 = 10
- Proposed car parking provision 12 (inc 1 disabled space).

Amendment	Date

Project Title

WETMORE ROAD
BURTON ON TRENT
STAFFORDSHIRE
DE14 1SH

Client

HILLARY DEVELOPMENTS
(No11) LLP

Drawing Title

PROPOSED SITE PLAN
OPTION 01

Drawing No:	GBS/1617/P/001
Drawn by:	KB
Checked by:	RF
Date:	Jun '17
Scale:	1:250 @ A1
Revision:	



Gaskell
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