

Land Promoter Sought

STRATEGIC LAND OPPORTUNITY

Land at Marston Farm, Marston Lane, Stafford, ST18 9SX



- Potential Residential Development Land (STP)
- Greenfield Land, with large yard and buildings
- 54.6 acres (22.09 ha) approximately
- Bordering large scale development and proposed HS2 line

Bruton Knowles

Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF

01452 880000

Land at Marston Farm, Stafford

LOCATION

The site is to the North of Stafford located between Tollgate industrial estate and Marston.

The HS2 line will pass to the north of the site.

Stafford City centre – 3.5 Miles

M6 J.14 – 3 Miles

DESCRIPTION

The site extends to approximately 54.6 acres (22.09ha) to include a large yard and modern buildings. Access is available from Marston lane. The lane may be improved with the provision of the HS2 railway line to serve contractor workings.

PLANNING

The local planning authority is Stafford Borough Council.

The area is due to undertake the significant development of 3,100 dwellings as per the North of Stafford Development Location Masterplan (2016) in accordance with The Plan for Stafford Borough (2014).

A planning application for 2,000 dwellings (16/25450/OUT) to the south of the site is awaiting a decision.

The land directly to the south of the site, off Marston Lane has been granted planning permission for 100 houses (18/28182/REM) and is currently being built out by Miller homes at 'Willow Grange'.

To the south west is the Taylor Wimpey, 'Marston Grange' development of approximately 400 dwellings.

The line of 'HS2' now delineates the northern boundary and planning representations have been made in the recent 'call for sites' with a proposed dwelling capacity of 550 – 600 dwellings.

TERMS & GUIDE PRICE

Option/Promotion Agreement terms are invited.

Please specify the following when bidding;

- Premium – deductible, but non returnable
- Duration of term(s)
- Percentage of Market Value/Sales Proceeds to be returned to landowner
- Minimum Price per gross acre
- Confirmation that landowners reasonable legal and agent fees will be met by the Promoter

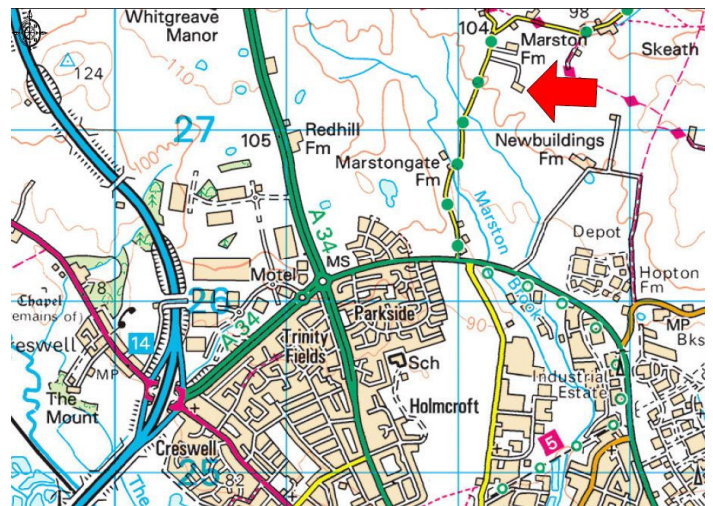
Offers to be received at the offices of Bruton Knowles, by Noon on **Thursday 28th February 2019**, by email to : scott.winnard@brutonknowles.co.uk

VIEWING & FURTHER INFORMATION

To view the site, take J. 14 from the M6 then proceed along the A34, to the A513, turn left along Marston Lane. The postcode is ST18 9SX. The site can be viewed from Marston Lane.

A 'Data Room' comprising planning information has been prepared. Please email william.matthews@brutonknowles.co.uk for further information.

**Subject To Contract
January 2019**



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