

HOLLY HOUSE  
37 MARSH PARADE  
NEWCASTLE UNDER LYME  
STAFFORDSHIRE  
ST5 1BT

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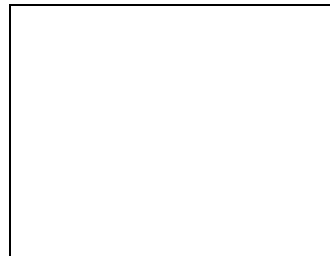
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**FOR SALE**

**£300,000  
GUIDE PRICE**

# **CONWAY ROAD**

**KNYPERSLEY GARDEN CNT, STOKE ON TRENT, ST8 7AP**



**FORMER GARDEN CENTRE PREMISES  
EXTENDING TO 2.44 ACRES  
WITH A RANGE OF GLASS HOUSES  
MAY SUIT BUILDERS MERCHANT, OPEN STORAGE,  
RECLAMATION YARD (STP)**

All prices and rentals quoted are exclusive of VAT (if applicable) Misrepresentation Act 1967

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**GENERAL DESCRIPTION**

Formally used as a Garden Centre the site comprises approximately 2.44 acres of land together with a range of glass houses and storage structures, all of which require comprehensive refurbishment. The site is level and in the main comprises open areas suitable for a range of commercial uses.

**LOCATION**

As referenced on the attached plans the site is located in Knypersley on the southern edge of Biddulph, and adjoins existing housing stock. Accessed via Conway Road the site is opposite Biddulph High School and is flanked on its east and western boundary by housing stock. To the south is open countryside and to the north a public highway.

**ACCOMMODATION**

There are a range of dilapidated glass houses and a steel framed retail unit (all buildings are unmeasured). Upon the vendors advice regarding the location of boundaries and with reference to Promap we calculate the site area to be 2.44 acres.

**SERVICES**

We are advised that mains water, electricity and gas is onsite. No services have been tested by the agents.

**LOCAL AUTHORITY**

Staffordshire Moorlands District Council  
Planning Department: Tel 01538 483550

**RATING**

An enquiry of the Valuation Office confirms the following

|                 |                  |
|-----------------|------------------|
| Rateable Value: | £12,250          |
| Rates Payable:  | £5,439 per annum |

**PLANNING**

Last used as a Garden Centre the site has a 'Sui-Generis' consent although would be suitable for allied activities such as a Builders Merchant, Reclamation Yard or Open Storage, subject to planning permission. Given the location of the site relative to existing housing stock there is the possibility that the land could be used for residential development, subject to planning permission.

**TENURE**

Available freehold, subject to contract and with vacant possession upon completion.

**VIEWING**

Strictly by appointment through agents:

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