

Thursday, 21 December 2023

RE: Land To The Rear Of The Albion, 245 Shobnall Road, Burton-On-Trent, Staffordshire, DE14 2BE

Due to a high level of interest and in order to bring this matter to a close, our client has given instructions to invite informal best bids from all interested parties.

If you wish to submit an offer, it should reach us in writing before midday on **Friday, 12 January 2024**.

The following information will be required if you wish to submit an offer:

- The name, address and contact details of the purchaser (if being bought through a company, please confirm the company's registered number and registered address).
- An offer in writing stating the amount you wish to pay for the property.
- Proposed timescales to exchange and complete contracts.
- Any conditions of the sale i.e. subject to contract, subject to survey, subject to valuation etc.
- How the property is going to be purchased i.e. fully cash funded, part bank funded etc.
- Clear and unambiguous proof of funding i.e. copy of a bank statement, letter from your solicitor confirming that you have the funds to proceed, an 'in principle' letter from your bank/funder confirming that they are willing to lend the funds.
- VAT is applicable on the sale of the property, so just confirmation that your offer is plus VAT.

In accordance with recent Money Laundering legislation for non-plc organisations we will require the full name, date of birth and details of the principle primary residence of the ultimate owner of the purchasing entity in order that requisite investigations may be undertaken.

Please note that our client is not obliged to accept the highest offer or indeed any offer.

**FOR SALE FREEHOLD – GUIDE PRICE: £75,000 PLUS VAT
LAND TO THE REAR OF THE ALBION, 245 SHOBNALL ROAD,
BURTON-UPON-TRENT, STAFFORDSHIRE, DE14 2BE**



- Development opportunity (STP) located to the rear of The Albion pub in Shobnall
- Access is obtained via Anglesey Street which is just off Shobnall Road
- Large new build housing estate under construction which surrounds the site
- Plot size of around 0.64 acres
- ***Only unconditional offers will be considered***

Location

The parcel of land is situated in Shobnall which is a suburban area located around one mile west of Burton-upon-Trent's town centre. The site is situated to the rear of The Albion public house and is accessed via Anglesey Street which adjoins Shobnall Road (B5017).

The surrounding area comprises of a large new build housing estate which is currently under construction by Lovell Homes, Shobnall Primary School, Marston's Brewery, amongst various other residential and commercial occupiers.

The site presents an exciting opportunity to create an attractive residential scheme (STP) and is likely to be of interest to local/regional property developers, builders, self-builders and investors.

Tenure

Freehold. The demise of the site is shown for guidance purposes on the Site Plan included on page 3 and outlined in red.

Planning & Development

The site is not within the Green Belt or AONB. Part of the site is within a Flood Zone and purchasers should rely on their own enquiries.

Local Authority

East Staffordshire Borough Council, PO Box 8045, Burton Upon Trent, DE14 9JG:

<https://www.eaststaffsbc.gov.uk>

Highways

Access is obtained via Anglesey Street which is the road adjacent to the public house and car park and prospective purchasers should undertake their own investigations to ensure the access is adequate for the proposed development.

CIL & S106

We understand that there is no Community Infrastructure Levy or S106 payable, but purchasers should rely on their own enquiries.

Services

It is understood that all the main services are available in the adjacent highways but prospective purchasers should undertake their own investigations with the relevant utility companies to ensure all services are available and adequate for the proposed development.

VAT

VAT is applicable on the sale of the site.

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries

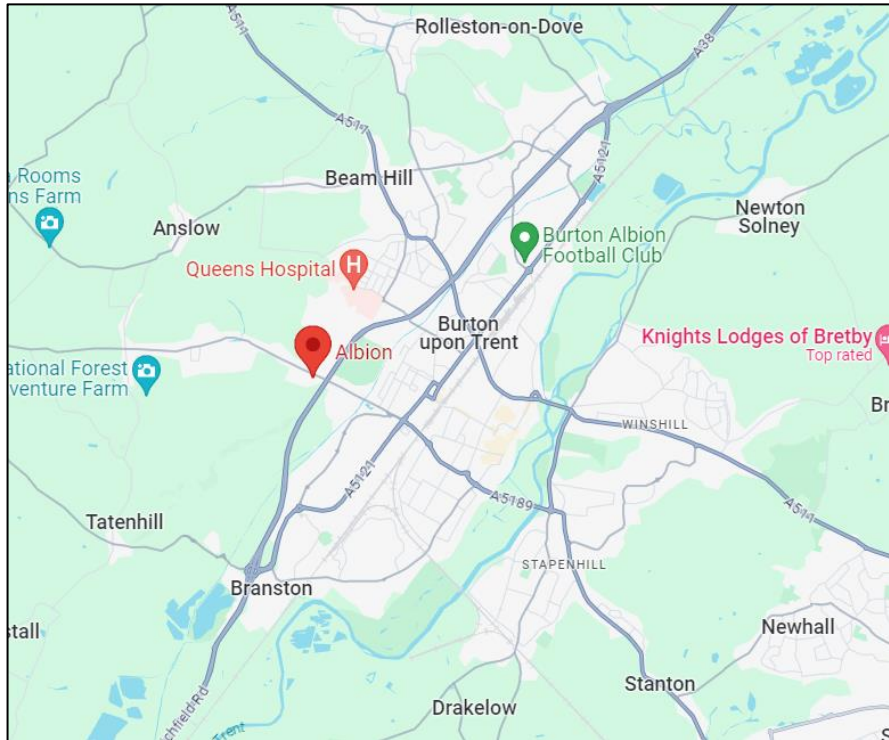


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Location Plan



Site Plan



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

