



FOR SALE

24 APARTMENT DEVELOPMENT SCHEME

ANSON COURT, HORNINGLOW STREET,
BURTON UPON TRENT, STAFFORDSHIRE, DE14 1NG

DEVELOPMENT

KEY FEATURES

- POSITIVE APPLICATION RESPONSE RECEIVED
- ESTABLISHED AND DESIRABLE RESIDENTIAL LOCATION
- FOR SALE BY PRIVATE TREATY
- GUIDE PRICE £800,000

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LOCATION

Burton Upon Trent's location on the A38 means it boasts excellent commuter links for the major Midlands centers and motorway network including the M1, M6, M6 (Toll) and M42.

The vibrant town has traditionally been well known for its association with the brewing industry, however it's now the location for major employers such as JCB, Toyota and Pirelli.

DESCRIPTION

The development site itself is nested within the prestigious award-winning Anson Court, which provides both high quality residential and boutique commercial office accommodation. Further details about Anson court can be found at www.ansoncourt.co.uk.

The site is conveniently located within walking distance of Burton's shopping centres, retail parks and other amenities.

The site's current use as a car park means that it's already ideally suited for development with it already being flat and regular shaped. There are also no existing buildings on the site that require demolition.

TENURE

Freehold

QUOTING PRICE

The quoting price for both plots is £800,000 exclusive.

METHOD OF SALE

The freehold of the development site with the benefit of vacant possession is available for sale by private treaty.

PLANNING

Plot 1

This part of the scheme currently has approved permission for erection of a three-story office block. This has been partially implemented within five years of the date of decision, and as such therefore permission remains extant in perpetuity.

Planning has also been approved in 2019 to replace the original proposed office development with six two-bedroom apartments over three stories.

Plot 2

This part of the scheme has received local planning officer's recommendation for approval for eighteen build-to-rent two-bedroom apartments set over three stories.

INFORMATION PACK

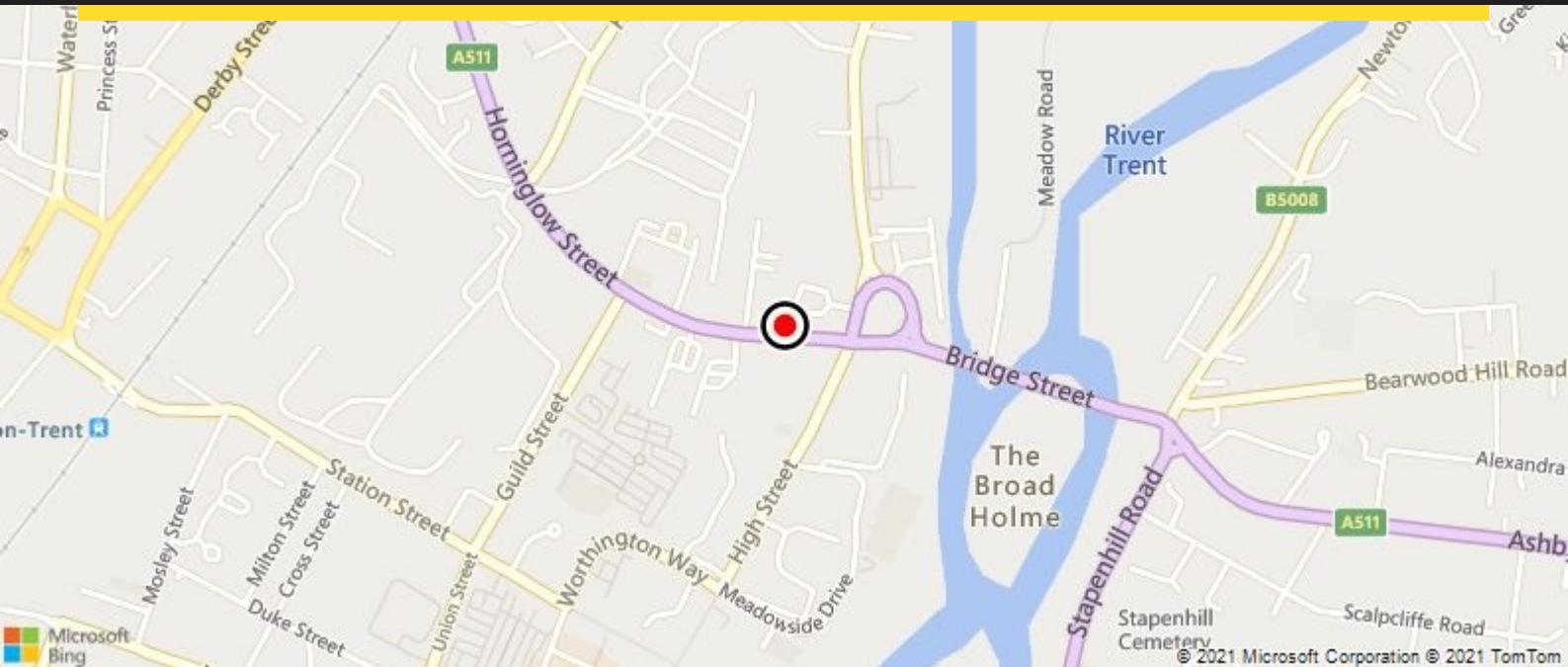
Access to an electronic detailed information pack is available on request and this pack contains the following:

- Proposed Elevations and Floor Plans
- Location Plans
- Officers Report
- Planning Application Forms
- Design, Access and Heritage Statements
- Flood Risk Assessments
- Tree Surveys

LEGAL COSTS

Each party to be responsible for their own legal costs.





VIEWING

By appointment with Rushton Hickman Limited.



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