



LAND FOR SALE

LAND OFF CHURNET WAY

CHURNET WAY, LEEK
STAFFORDSHIRE ST13 8YG

**1.36 hectares
(3.36 acres)**

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Carter Jonas



LOCATION

The site is situated on Churnet Way within the established Churnet Park commercial and retail area on the north-western edge of Leek.

Churnet Park is a wellknown mixed use destination comprising retail, trade counter, leisure and employment uses, including the adjoining McDonald's drivethru and nearby Sainsbury's supermarket. The surrounding area also includes a mix of residential neighbourhoods and commercial occupiers, creating a highly accessible and sustainable development location.

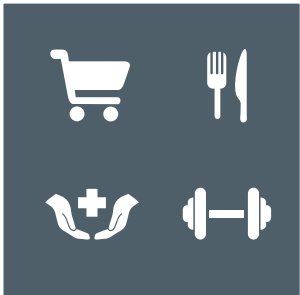
The site benefits from convenient access to the A523, one of the principal routes serving Leek, providing strong road connectivity to:

Stoke-on-Trent 10 MILES SOUTHWEST

Manchester 30 MILES NORTH

Macclesfield 13 MILES NORTHWEST

Sheffield 35 MILES NORTHEAST



Leek town centre is within walking distance and offers a wide range of amenities including supermarkets, restaurants, schools, healthcare facilities and leisure provision.

The area is well served by local bus routes operating along the A523, with connections to Leek town centre, Macclesfield and surrounding settlements.

DESCRIPTION

A rare opportunity to acquire a strategically located development site extending to approximately 1.36 hectares (3.36 acres), situated within the established Churnet Park commercial and retail area in Leek, Staffordshire.

The site comprises predominantly vacant grassland with areas of mature vegetation and benefits from direct access via Abbey Green Road. Positioned adjacent to the existing McDonald's drivethru and close to Sainsbury's and other commercial occupiers, the site occupies a sustainable and accessible location within the Leek Development Boundary.

The property benefits from a strong planning history, including previous outline consent and reserved matters approval for residential development, together with policy support for a range of potential future uses. The site may be suitable for:

-  Residential development (subject to planning)
-  Employment uses
-  Commercial / business uses
-  Light industrial or trade counter development



The site is considered brownfield in nature and is located in an area identified for growth within the Staffordshire Moorlands Local Plan. Its proximity to existing employment uses, retail provision and residential neighbourhoods makes it an attractive opportunity for developers, investors and owner occupiers alike.

Leek town centre lies within approximately 20 minutes' walking distance, with excellent road connections via the A523 to Stoke on Trent, Macclesfield and the wider region.



Total Size

1.36 hectares (3.36 acres)

With an estimated developable area to extend to 0.75 hectares (1.85 acres)





PLANNING USE

The site falls within the administrative area of Staffordshire Moorlands District Council and is located within the Leek Development Boundary.

The property benefits from a positive planning history, having previously formed part of wider approved redevelopment proposals at Churnet Park. Historically, the site benefited from:

Outline planning permission for a mixed-use redevelopment including residential, employment and retail uses (Ref: SMD/2010/0201)

Reserved Matters approval for the construction of 39 dwellings (Ref: SMD/2013/1098)

Whilst the previous residential consent has now lapsed, the historic approvals establish a strong precedent for redevelopment of the site.

The property is being sold subject to a pre-emption agreement. Prospective purchasers should be aware that the pre-emption rights must be addressed before a sale can be completed, which may affect the transaction timescale.

Planning policy support exists for a range of future uses including:



Residential development (Use Class C3)



Commercial, Business and Service uses (Use Class E)



Industrial / Storage & Distribution uses

Interested parties are advised to make their own enquiries with the Local Planning Authority regarding the potential redevelopment of the site.

PROPOSAL

Offers invited by interested parties.

CONTACT DETAILS

For further information and inspections please contact

Carter Jonas

WILL HUGHES
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