

Draft Details Only – these details may be subject to alteration

## **FOR SALE BY PRIVATE TREATY**

**(unless sold by Private Treaty)**

### **DEVELOPMENT OPPORTUNITY**

#### **Compton Mill Site**

#### **Leek, Staffordshire, ST13 5NJ**

A development site located on the edge of Leek Town Centre. The cleared site extends to just over one acre. With Planning Permission approved for residential accommodation with care, comprising 57 apartments for persons aged 55 years and over. Having communal areas, access to transport links, car parking, bin storage and services. The previous building has been demolished, however an element of the historic façade still remains. The site would equally suit alternative schemes, subject to approval.



### **Offers Invited**

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

### **Directions**

From our Leek office on Derby Street, turn left onto Ball Haye Street and turn left at the traffic lights. Proceed up Compton and the site will be found on the left hand side, indicated by our For Sale board.

### **Situation**

The site is situated on Compton, Leek. It is within walking distance to Leek Town Centre and is within close proximity to local transport links to Derbyshire, Stoke - on - Trent, Macclesfield and Buxton.

### **Description**

The development site measures approximately 1.03 acre with good road frontage and access.

### **Services**

We understand that all mains services are available in the vicinity.

### **Tenure and Possession**

The property is held freehold and vacant possession will be given on completion.

### **Planning**

Application Number SMD/2017/0083  
Was approved 29<sup>th</sup> November 2017 for Proposed Residential Accommodation with Care (use Class C2). Comprising 57 apartments for persons aged 55 and over with communal areas, associated landscaping, access roads, car parking, bin stores and services.

### **Link For Retrieving Planning Information**

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=111616>

### **Discharged Conditions**

3, 4, 5, 6 & 17

### **Pending Conditions**

7, 10, 20, 22, 23, 24 & 26

### **Link For Retrieving Pending Conditions**

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=125978>

### **Mapping**

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

### **Wayleaves and Easements**

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

### **Please Note**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The lessor is advised to obtain verification from their Solicitor or Surveyor.

### **Viewing**

Through prior arrangement with Graham Watkins & Co.







**FOR IDENTIFICATION ONLY – NOT TO SCALE**

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

Reproduced from the Ordnance Survey Map by Permission of the Controller of H.M. Stationery Office. Crown Copyright reserved

