

# FOR SALE

## Industrial Site with development potential (STP) on A38

Land on the north west side of Lichfield Road, Barton Turns, Barton Under Needwood, Burton Upon Trent, Staffordshire



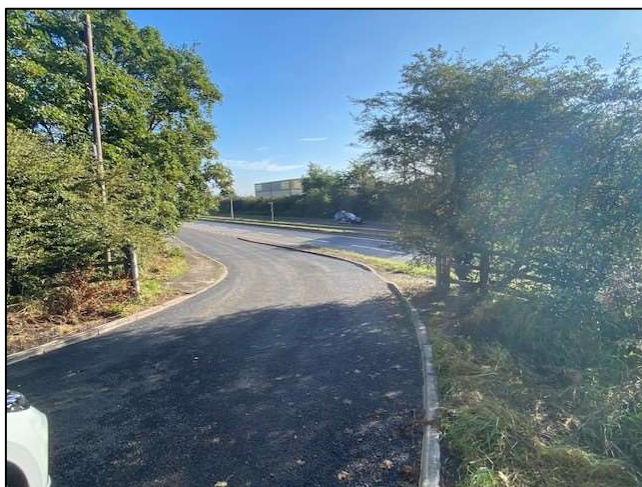
- 0.94-hectare / 2.32-acre (approx.) parcel of land with development potential (subject to planning).
- Long frontage to A38 with immediate access from the site northbound and potential for additional access (subject to planning).
- Permitted B2 use for part of the site.
- A rare opportunity to acquire industrial land on the A38.

**GUIDE PRICE: £525,000**

**01332  
200232**

## Location

The property is located to the north bound side of the A38 close to Barton Turns. The site is accessed off the B5016 Station Road via an access road which provides access to the Newbold quarry and the Subject site. The site can be accessed from the B5016 both northbound and southbound from the A38. There is immediate access from the site to the A38 northbound towards Derby via a slip road.



(Access from the site to A38 northbound)

The Subject area is industrial in nature with multiple employment developments situated on the southbound side of the A38 adjacent to the Subject, being a popular location for industrial occupiers. The site is also situated a short distance north of Barton under Needwood therefore benefitting from the local amenities which Barton has to offer including Barton Marina.

## Description

The site comprises a circa 2.3 acre industrial site to the northbound side of the A38 (Lichfield Road). The site is partly gravel surfaced and has a steel portal framed industrial unit having block/steel profile clad elevations beneath a pitched fibre cement sheet roof. There is a basic storage unit on the site comprising of block construction with a mono pitched steel roof.

Approximately 0.44 acres of the site is currently used by the freeholder for their use, this area of the site has a gravel surface and is surrounded by steel palisade fencing and has a gated access.

The remainder of the site totals an approximately 1.88 acres which has the potential to be repurposed or redeveloped (Subject to planning).



(Remainder of site)

## Planning

An application for a Certificate of Lawfulness for the continued use of building for manufacturing purposes (Class B2) was approved on 05/09/2019. (P/2019/00201).

The remainder of the site is considered to have the potential for industrial development / storage land (subject to planning) due to its proximity and access to the A38 and the overriding surrounding use of the area.

Interested parties are invited to make their own enquiries with East Staffordshire Borough Council.

## Floor & Site Areas

Description	sq mtrs	sq ft
Bay 1	102.4	1,102
Bay 2	102.4	1,102
<b>Total Gross Internal Area:</b>	<b>204.8</b>	<b>2,203</b>
<i>Basic Storage Unit:</i>	<i>60.7</i>	<i>654</i>

Description	Hectares	Acres
Current B2 Site	0.18	0.44
Remainder of site	0.76	1.88
<b>Total Site Area:</b>	<b>0.94</b>	<b>2.32</b>

## Services

It is understood that the site has mains water connected. The electricity is currently run by a generator. We understand that three phase

electricity is able to be connected to the site. Please note we have not tested any services to the site.



(Existing unit on the site)

## Tenure

The property is available freehold with vacant possession. The site is owned in two separate freehold titles.

## Price

Offers are invited in the region of **£525,000** for the freehold interest.

## VAT

Not applicable.

## Viewing

Viewing is available by appointment with the sole agents:

**David Brown Commercial**

**Tel: 01332 200 232**

**email:**

[enquiries@davidbrownproperty.com](mailto:enquiries@davidbrownproperty.com)

### IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

(i) This marketing brochure has been prepared as a general outline only, for the guidance of prospective purchasers or lessees and not part of it constitutes a term of contract or a statement of representation upon which any reliance can be placed. (ii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iii) Neither David Brown Commercial as a firm, nor any of its employees or agents have any authority to make or give any representation or warranty as to the premises whether in this brochure or otherwise. (iv) The property is offered subject to contract and subject to it still being available at the time of enquiry. No responsibility can be accepted for any loss or expenses incurred in viewing. (v) Details of mains services/connections have been based upon information supplied by the vendors/lessors. Interested parties must satisfy themselves in this regard by contacting the relevant service providers. No tests have been carried out on any of the service installations and no comment is made about their condition or serviceability. (vi) All prices, rents, service charges etc. are quoted exclusive of VAT unless stated to the contrary. (vii) All measurements, areas and distances are approximate. (viii) Wide-angle lenses are occasionally used for property photographs.

We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.

