

**LAND/DEVELOPMENT SITE**



**Land at Towers Business Park, Rugeley, Staffs, WS15 1LQ**

- Total Site Area Approx 1.9 Acres (0.769 Hectares)
- Prominent Roadside Position on Rugeley Bypass (A51)
- Adjacent to a Premier Inn & within close proximity of a Tesco Superstore
- Existing Outline Planning Permission for a B8 Storage Use (CH/19/123/outline)



Printcode: 2019710

# Land at Towers Business Park, Rugeley

## LOCATION

The site is prominently located adjacent to Rugeley bypass (A51) and approximately 1/2 a mile east of the town centre. Birmingham city centre is approximately 23 miles to the south.

Cannock is situated approximately 6 miles to the south and provides direct access to the A5, A34, A460 & junction T7 of the M6 Toll Road.

## DESCRIPTION

The site which is regular in shape extends to approximately 1.9 acres (0.769 hectares) and is situated immediately to the front of a substantial Amazon storage and distribution depot and adjacent to a Premier Inn and Public House. Also within close proximity there is a McDonalds drive-thru restaurant and Tesco superstore. Other major employers within the immediate area include JCB and Tippers.

## PRICE

£850,000 plus VAT.

## VAT

VAT will be charged on the sale price.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs in relation to any transaction.

## TENURE

Freehold.

## PLANNING:

The site benefits from an existing Outline Planning Permission for a Storage Facility, associated parking and service yard, as outlined above.

The proposed scheme extends to approximately 46,187 sq ft (4,291 sq m) over ground, first and second floors. Documentation relating to the Permission may be found on Cannock Chase Council's Planning Portal ref: CH/19/123/outline.

## LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621

## PROPERTY REFERENCE

CA/BP/1960/ELH

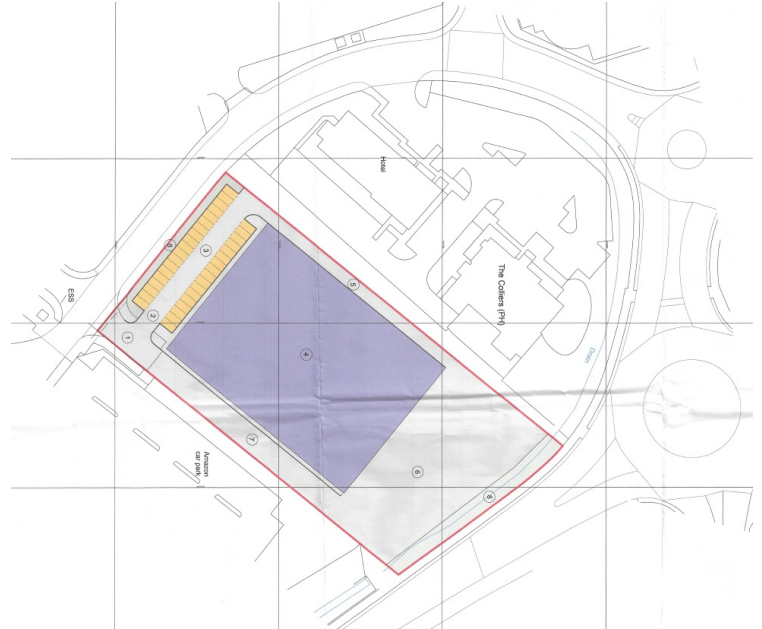
## AVAILABILITY

Immediate.

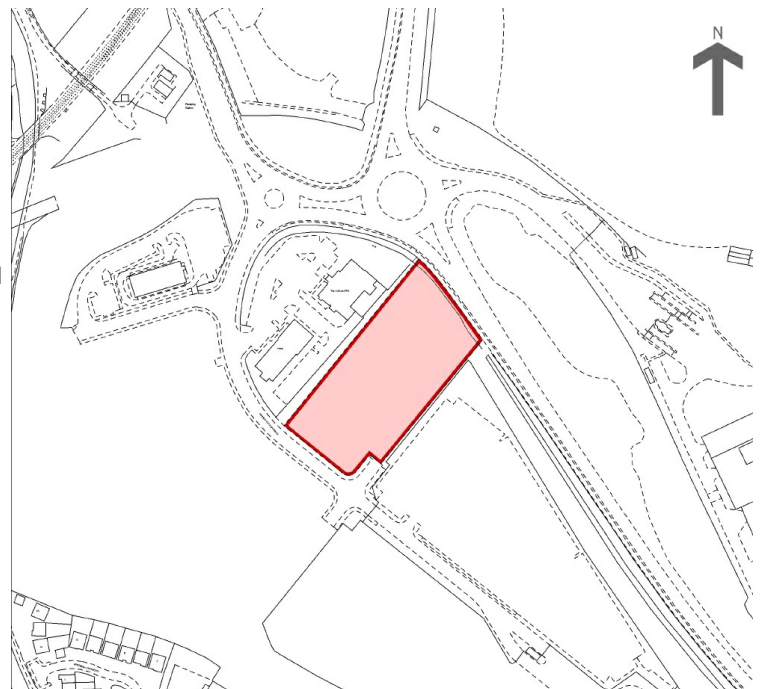
## VIEWING

Strictly by prior appointment with the Agent's Cannock office.

## PROPOSED SCHEME WITH OUTLINE PLANNING



**TITLE PLAN (REF: SF619858)**



## **MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991**

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