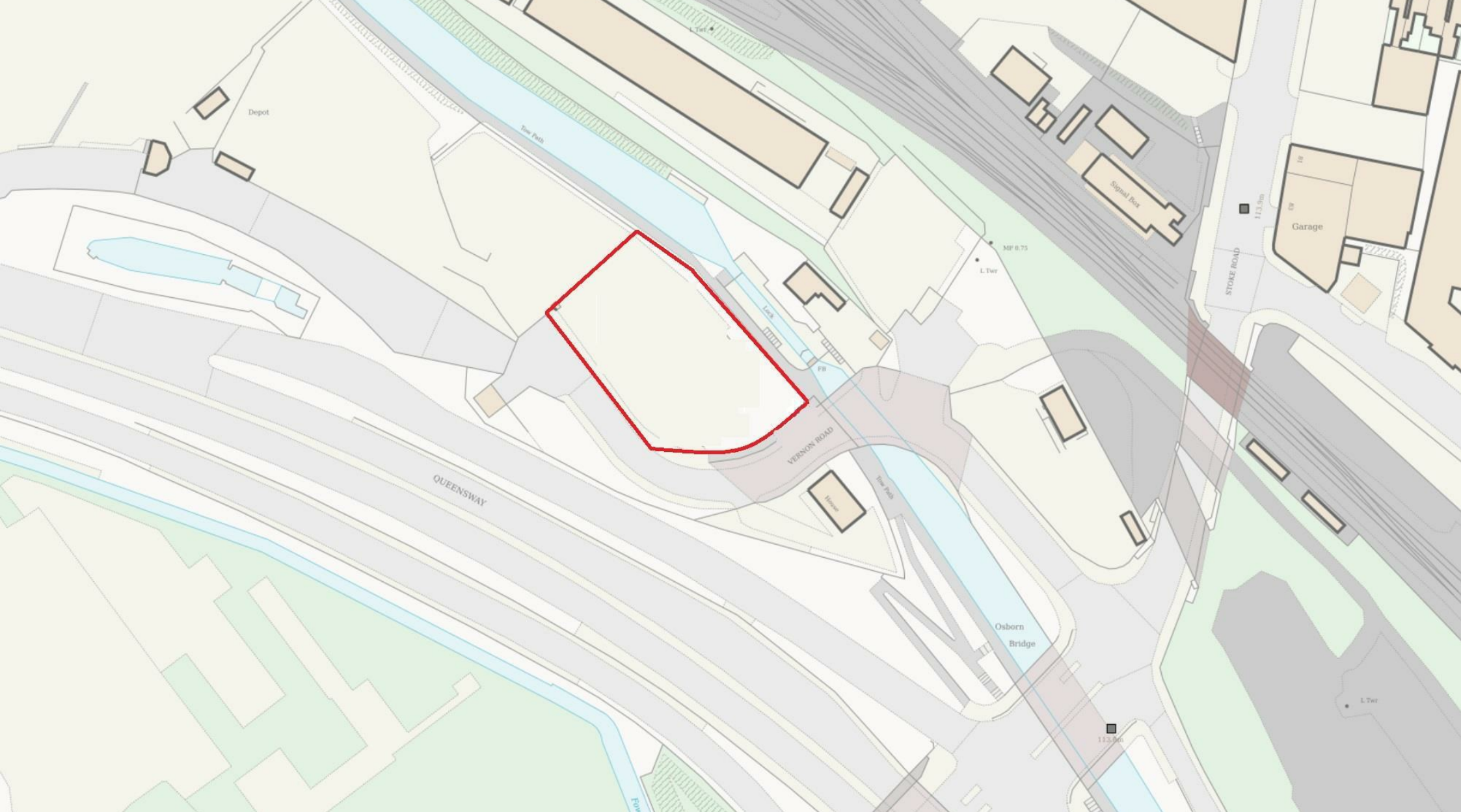
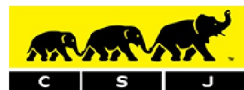




**LAND AT VERNON ROAD, STOKE ON TRENT,
STAFFORDSHIRE, ST4 2QY**

£30,000 Per Annum



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

www.csj.eu.com

info@csj.eu.com



THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Description

Vacant parcel of land extending to circa 0.5 acres available to let on a new lease with terms to be agreed by negotiation

Location

Transport & Road Links:

The property is approximately 440 yards from Stoke-on-Trent railway station, providing direct rail connections to major cities. Vernon Road has access to comprehensive local bus networks and community transport services, including those operated by Travel Express 24/7, based directly on Vernon Road.

The site enjoys quick links to the A500 (D-road), which connects with the national motorway network (M6), offering easy road access to Birmingham (48 miles south) and Manchester (43 miles north) and surrounding areas.

Short routes to the city centre and main arterial routes mean taxis and private hire vehicles can access the site quickly and efficiently.

Landmarks and Nearby Facilities:

The University Hospital of North Staffordshire is located just 0.6 miles away, providing a prominent healthcare facility. Excellent local schools, including St Thomas Aquinas Catholic Primary School (half a mile) and Excellence Girls Academy (560 yards).

The Stoke-on-Trent city centre and the major retail, leisure, and cultural amenities are nearby.

Overall, land at Vernon Road, ST4 2TP offers strong public transport and road links, proximity to key Stoke-on-Trent amenities, and access to city landmarks, making it an accessible and prominent site for a range of uses

Services

We understand services are available but have been capped following demolition of the office building

Terms

Guide Rent £30,000 per annum

Viewings

The site is open and visible from the road side

Christopher St James
61 High Street
Colliers Wood
London
SW19 2JF



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