

## LAND FOR SALE



Site known as Land adj. 71 Dutton Close, Stoke Heath, Market Drayton, TF9 2JW.



## FREEHOLD LAND FOR SALE

### Property Highlights

- Freehold Site owned by Ministry of Justice
- Site Area – Approximately 0.083 acres
- Located to the west of Stoke Heath town centre in a residential neighbourhood.
- Offers in excess of £30,000
- Best and final offers will be due by 12 noon on 21<sup>st</sup> February 2024.
- The objective of the landowner is to select a preferred purchaser by the end of February 2024.

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**Prepared on behalf of the Ministry of Justice.**



**Ministry  
of Justice**

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### Location & Description

The Property is located in a predominately residential area in Stoke Heath, just three miles south-west of the town centre. The Site comprises of undeveloped land, sitting between No. 67 and No. 71 Dutton Close extending approximately 0.0336 Hectares (0.083 acres).

Access to the site is via the residential side road on Dutton Close. The Property is in a mixed location with a wide range of shops and facilities accessible within 0.5 miles. House within the immediate vicinity are largely semi-detached, of which most are 1950's build.

The site comprises a generally level site, with a walled and fenced boundary. The site fronts directly onto Dutton Close.

### Land Ownership, Title, Tenancies & Licenses

The Ministry of Justice currently own the site freehold (title number SL138419)

### Planning Status

The Site is currently unallocated within the Local Plan.

### Flood Risk

The site is located within flood zone 1.

### Site Access

The site is publicly accessible via Dutton Close, and therefore no formal viewings need to be arranged.

### Abnormals

A site investigation has not been carried out; we would suggest any potential purchaser undertake their own due diligence checks.



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- The Ministry of Justice reserve the right to refuse any tender or scheme, to negotiate changes to scheme details and to withdraw the Site from sale at any time;
- The Ministry of Justice are not liable by way of contract, quantum, merit or otherwise for any work undertaken or costs incurred by any respondent in connection with the preparation, submission or assessment of any proposal;
- The respondent is responsible for independently checking and satisfying themselves as to the accuracy of the information provided.
- The site is sold subject to a 12-month anti-embarrassment clause.

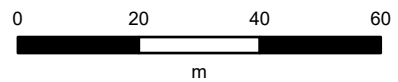
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Title: Land Adj 71 Dutton Close



Scale 1:1,250

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