



## For Sale by Private Treaty

# The Coal Yard, Biddulph Road, Mow Cop, ST7 3PU

### DESCRIPTION

Whittaker and Biggs are delighted to offer for sale 'The Coal Yard'. Formerly operating as a coal merchants the property comprises, commercial building of concrete block construction, having a gross external floor area of approximately 134m<sup>2</sup> (1,440 sq ft). In addition, there are timber sheds and pigeon cotes. There is a sizeable hardcore parking area, orchard, paddock and a picturesque pond. The orchard contains apple, damson and plum trees and black current bushes. In all the site extends to 0.44 ha (1.09 acres). The site lends itself to a variety of commercial uses and may also have residential development potential subject to obtaining appropriate approvals.

### VIEWINGS

All viewings of the property are strictly by appointment by calling the office on 01538 372006 or emailing [shannon.fairey@whittakerandbiggs.co.uk](mailto:shannon.fairey@whittakerandbiggs.co.uk)

### DIRECTIONS

From our Biddulph office, head north-east on High Street towards Cross Street. Turn right onto John Street and proceed for 1.8 miles before turning left onto Tunstall Road. At the roundabout take the first exit onto the A527. Soon after take the second exit to continue on the A527 then turn right onto Newpool Road at the traffic lights. At the junction, turn right onto Tower Hill Road then shortly after take the left turn onto Biddulph Road. The land will be on the left identified by a Whittaker and Biggs 'For Sale' board.

**What3Words: ///compacts.woodstove.graced**

## Offers in the Region of £275,000



## LOCATION

Situated on the outskirts of the delightful town of Biddulph, 'The Coal Yard' is located within easy reach of many towns and transport links, including Congleton (5.9 miles), Stoke on Trent (9.3 miles) and the market town of Leek (9.3 miles). The M6 can be reached by car in around 20 minutes and Manchester airport in around 45 minutes. The handy location provides an excellent locality for a number of businesses and the rural setting offers peace for those looking to run a business in an attractive and tranquil setting.

## BUILDINGS / ACCOMODATION

All measurements are Gross External Measurements

Description	Gross external floor area (approx.)	Size in Metres (approx.)
Commercial Building / Workshop	134.4m <sup>2</sup>	15.3m x 6.3m plus 7.6m x 5m
Wooden shed with corrugated roofing used for storage	11.9m <sup>2</sup>	4.5 x 2.65
Pigeon Cotes	33.2m <sup>2</sup>	9.5m x 3.5m

## BUSINESS RATES

Current rateable value for the property is £14,000 with rates payable to Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffordshire, ST13 6HQ. Tel: 0345 053010

## SERVICES

The property benefits from three phase electricity. There is private drainage with the water supply to the toilet taken from the pond. This is likely to be of undrinkable quality.

## EPC

The property is considered to be exempt from Energy Performance Certificate requirements as it is an industrial site/workshop that does not use much energy.

## TENURE

The property is understood to be freehold. Vacant possession will be given upon completion.

## PLANNING

Full planning permission was granted for Change of use to storage and light industry on 02/01/2007 under application number SMD/2006/0945. It is considered that the property may be suitable for alternative uses or have residential development potential, subject to obtaining necessary consents.

## MONEY LAUNDERING LEGISLATION

Whittaker & Biggs must comply with Anti Money Laundering legislation. As part of the requirements, Whittaker and Biggs must obtain evidence of the identity & proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

## SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

## SELLING AGENTS

Shannon Fairey & John Robinson

Whittaker and Biggs

45-49 Derby Street

Leek

Staffordshire

ST13 6HU

Tel: 01538 372006

[Shannon.fairey@whittakerandbiggs.co.uk](mailto:Shannon.fairey@whittakerandbiggs.co.uk)

[John.robinson@whittakerandbiggs.co.uk](mailto:John.robinson@whittakerandbiggs.co.uk)

## LOCAL COUNCIL

Staffordshire Moorlands

Moorlands House

Stockwell Street

Leek

Staffordshire

ST13 6HQ

Tel: 0345 6053010

Website: <https://www.staffsmoorlands.gov.uk/>

## VENDORS SOLICITORS

Charltons

84 High Street

Stoke-On-Trent

ST8 6AS

Tel: 01782 522111





Produced on Land App, Jan 26, 2025.  
© Crown copyright and database rights 2025 (Licence number 100019332)



Produced on Land App, Jun 26, 2025.  
© Crown copyright and database rights 2025 (Licence number 100019332)



Rostons for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract  
2) no person in the employment of Rostons has any authority to make or give any representation or warranty whatever in relation to this property