Marketing report

On

Builder's Yard
Corner of Osborne Street/Buxton Road
Leek
Staffordshire
ST13 6LJ

Prepared by
Bury and Hilton
Chartered Surveyors
6 Market Street
Leek
Staffordshire

Dated 24th April 2017

Instructions

The purpose of this report is to advise as to the marketing which has been undertaken over the last 6 months of the former builders yard which is located on the corner of Osborne Street and Buxton Road, Leek, ST13 6LJ.

Location

The yard in question is located at the corner of Osborne Street and Buxton Road, Leek with frontages onto both roads and a vehicular access off Osborne Street.

The site occupies quite a prominent position and is approximately half mile from the town centre.

Description

The site consists of a commercial yard on which there is a range of very dilapidated timber and corrugated buildings.

We understand the yard was formerly occupied by a builder for the storage of materials and workshop premises, but has not been used as such for a considerable period of time.

There is one vehicular access off Osborne Street onto the site.

Photograph attached, Appendix 1.

History

As previously stated the subject property was originally a builders yard with advertising hoardings fronting onto the main road. The site has been unused for a considerable number of years and the buildings on the site have fallen into a very dilapidated condition.

We have been marketing the premises since 21st October 2016 and in fact the marketing process is still on-going.

Current Marketing

The site has been advertised as a commercial yard conveniently located on which are a range of timber and corrugated buildings requiring renovation or renewal, with the site being suitable for a variety of commercial uses.

As previously stated the property was placed on the market on 21st October 2016 and being marketed as suitable for a variety of commercial uses. A copy of the sales particulars is attached, Appendix 2.

A ‘for sale’ board has been in place on the site on the frontage onto Buxton Road in a very prominent position and this board has been in place since the site was placed on the market. Photograph attached Appendix 3.

Press advertising has been carried out in the Leek Post and Times. The site has been advertised on the following dates:-

26th October 2016
2nd November 2016
16th November 2016
30th November 2016
14th December 2016
11th January 2017
25th January 2017
8th February 2017
22nd February 2017
8th March 2017
22nd March 2017
5th April 2017
19th April 2017

Copy advert attached Appendix 4.

Our coverage on the internet covers not only our own website but also national websites including Rightmove, Findaproperty, Zoopla, Primelocation and a considerable number of other property sites.

The marketing which has been carried out has generated very little interest with only two low offers being made for the site. All the firm interest shown was from prospective purchasers wishing to convert the site to a residential use. On advising them of the commercial usage, these parties confirmed that they were no longer interested.

Summary

The marketing of the site for a commercial use has generated very little interest and no substantial offers from parties wishing to use the site for such a use.

The demand for this type of site is extremely limited and generally there has been a considerable decline in demand for commercial property of this type over the last 5/10 years since the recession took effect. The property is located in a mixed but predominantly residential area with the immediately adjoining properties being three storey Edwardian houses and properties on the other side of the roadway late Victorian two storey terraced houses.

We would not anticipate that any continuing marketing will have any significant prospect of finding a suitable purchaser for the site for a commercial use. This leads us very firmly to the conclusion that there is no demand for the site to be utilised in a commercial way.

24th April 2017

Signed …….. **Dated ……**

CP Ball MRICS
Chartered Surveyor

APPENDIX 1

Builder's Yard, Osborne Street, Leek ST13 6LJ



APPENDIX 2

Copy of sales particulars

86 High Street,
Cheadle, Staffordshire.
ST10 1AJ
Tel: 01538 752470

BURY & HILTON

17 High Street,
Buxton, Derbyshire.
SK17 6ET
Tel: 01298 27524

6 Market Street, Leek, Staffordshire, ST13 6HZ
Tel: 01538 383344



Builder's Yard, Osborne Street, Leek, ST13 6LJ

* Commercial yard conveniently located on the corner of Osborne Street and Buxton Road.
* Range of timber and corrugated buildings, which require renovation or renewal.
* The site could be suitable for a variety of commercial uses.

Price: POA

Subject to contract

Estate Agents . Valuers . Auctioneers . Chartered Surveyors
www.buryandhilton.co.uk

APPENDIX 3

Photograph showing ‘for sale’ board



APPENDIX 4

Copy of advert

