

Mr E Moss  
Director  
Moss Feeds Limited  
Home Farm  
High Street  
Dilhorne  
STOKE-ON-TRENT  
ST10 2PE

Our Ref: NH/IAB/3602

1st August 2013

Dear Sirs

**3602 : HOME FARM, HIGH STREET, DILHORNE, STOKE-ON-TRENT**

Further to your instructions to market the above mentioned premises for sale dated 15<sup>th</sup> April 2013 we have pleasure in providing a marketing report for the first three months of the marketing campaign.

**THE LOCATION**

The village of Dilhorne is a small rural town situated 9 miles east of Stoke on Trent and a circa 3 miles west of Cheadle. The village has a coal mining history but is now mainly agricultural.

**SITE**

The site is irregular in shape extending to approximately 1.18 acres (0.47 hectares) and comprises workshop and stores measuring 989,49 sqm (10,651 sqft) with ancillary storage and cabins.

The site has a frontage to High Street which provides the only access to the site.

The left boundary abuts housing, whilst the right and rear boundaries abut mainly greenbelt and farmland. A residential dwelling is also to the right of the entrance into the site.

There is a discernable change in ground level from the entrance to the site and the rear.

The premises are in various stages of dilapidation but are predominately wind and water tight and in useable condition.

Accessibility to the property is poor due to its rural location albeit no worse than other rural locations. The neighbouring uses are predominantly residential development meaning that some commercial uses may be restricted due to noise and potential disturbance issues, particularly for HGVs and manufacturing.

Currently the site is used for animal feed distribution.

## **PLANNING**

We understand that planning permission dated 1975 contained a condition that; "no buildings, structures or plant shall be erected on the south east side of the existing farm buildings and all new buildings, structures or plant shall be erected on the north east side of the existing farm buildings. Such structures or plant which has been erected on the site in front of the existing farm buildings shall be removed and, if required, erected in accordance with this condition".

The site is in the greenbelt and so it cannot be assumed that permission will be granted for additional buildings or storage.

We understand there is no restriction on operating hours.

## **MARKETING HISTORY**

First City commenced marketing the site in May 2013. The marketing campaign comprised of a "For Sale Board", internet advertising and with brochures. Marketing particulars were also mailed out to enquiries drawn from the agent's database. The instruction was managed from our office in Wolverhampton by Neil Hazlehurst BSc (Hons) MRICS.

The premises have also been marketed in the Cheadle Post and Cheadle Times for four weeks commencing June 19<sup>th</sup> 2013 and [www.leakonline](http://www.leakonline) commencing June 14<sup>th</sup> 2013 through to 11<sup>th</sup> July 2013.

The marketing resulted in 61 downloads of the details, 7 registered enquiries and 2 viewings. No offers to buy the site have been received.

## **DEMAND FOR EMPLOYMENT USE**

The UK manufacturing industry has been in decline in recent years forcing many industrial businesses to close or contract their operations. A case in point is the current occupier's decision to close the business and sell the premises.

In our experience it is increasingly difficult to attract new business to locations like Dilhorne, particularly manufacturing or light industrial type operations due to a lack of skilled workforce and inferior transport infrastructure.

## SUMMARY

The level of enquiries is not uncommon for a site of this nature. The number of enquiries converted into viewings is however low with none having made an offer to buy the site.

Obtaining planning permission to re-develop the site and premises may improve its saleability.

We trust that the above information is clear and satisfactory, but should you require any further information at this stage please do not hesitate to contact me.

Kind regards.

Yours sincerely

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

**NEIL HAZLEHURST** BSc (Hons) MRICS  
**PROPERTY CONSULTANT**  
Email [neil@firstcity.co.uk](mailto:neil@firstcity.co.uk)  
Mobile 07714 523640

Enc: Copy Marketing Details  
Copy Cheadle Post & Cheadle Times Advert

**FOR SALE**

**HOME FARM, HIGH STREET,  
DILHORNE, STOKE ON TRENT**



- Long standing commercial site in village location.
- Suitable for a variety “employment generating” uses.
- Site area approximately 1.18 acres (0.47 ha).
- Large storage building 9747 sqft (905 sqm).
- Workshop 920 sqft (84.49 sqm).
- Ancillary storage and cabins.

## **LOCATION**

The village of Dilhorne is located approximately 9 miles to the east of Stoke on Trent and just under 3 miles to the west of Cheadle. The village has a coal mining legacy but is now mainly agricultural.

## **DESCRIPTION**

The property comprises an irregularly shaped yard with frontage onto High Street close to the village centre.

The majority of the yard is surfaced in concrete and there are a number of buildings including a large storage building, workshop and various ancillary storage buildings.

## **ACCOMMODATION**

Storage Building	9747 sqft (905 sqm)
Workshop	920 sqft (85.49 sqm)
Yard (overall area)	1.18 acres (0.47 hectares)

## **SERVICES**

We understand that mains electricity, water and drainage are available to the property.

## **METHOD OF SALE**

Offers are invited in the region of £225,000 (Two Hundred and Twenty Five Thousand Pounds) for the freehold interest with vacant possession. The sale will be subject to a restrictive covenant requiring that the property will be used for employment uses only.

## **VIEWING**

By appointment with the sole selling agents.

## **FURTHER INFORMATION**

For further information please contact Neil Hazlehurst at First City on 01902 710999 quoting reference 3602.

First City Limited, First City House, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

tel: 01902 710999      fax: 01902 422856      [www.firstcity.co.uk](http://www.firstcity.co.uk)

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