



**CRESWELL  
PARK**

**M6 • J14  
STAFFORD**

**HIGH PROFILE DEVELOPMENT OPPORTUNITY**

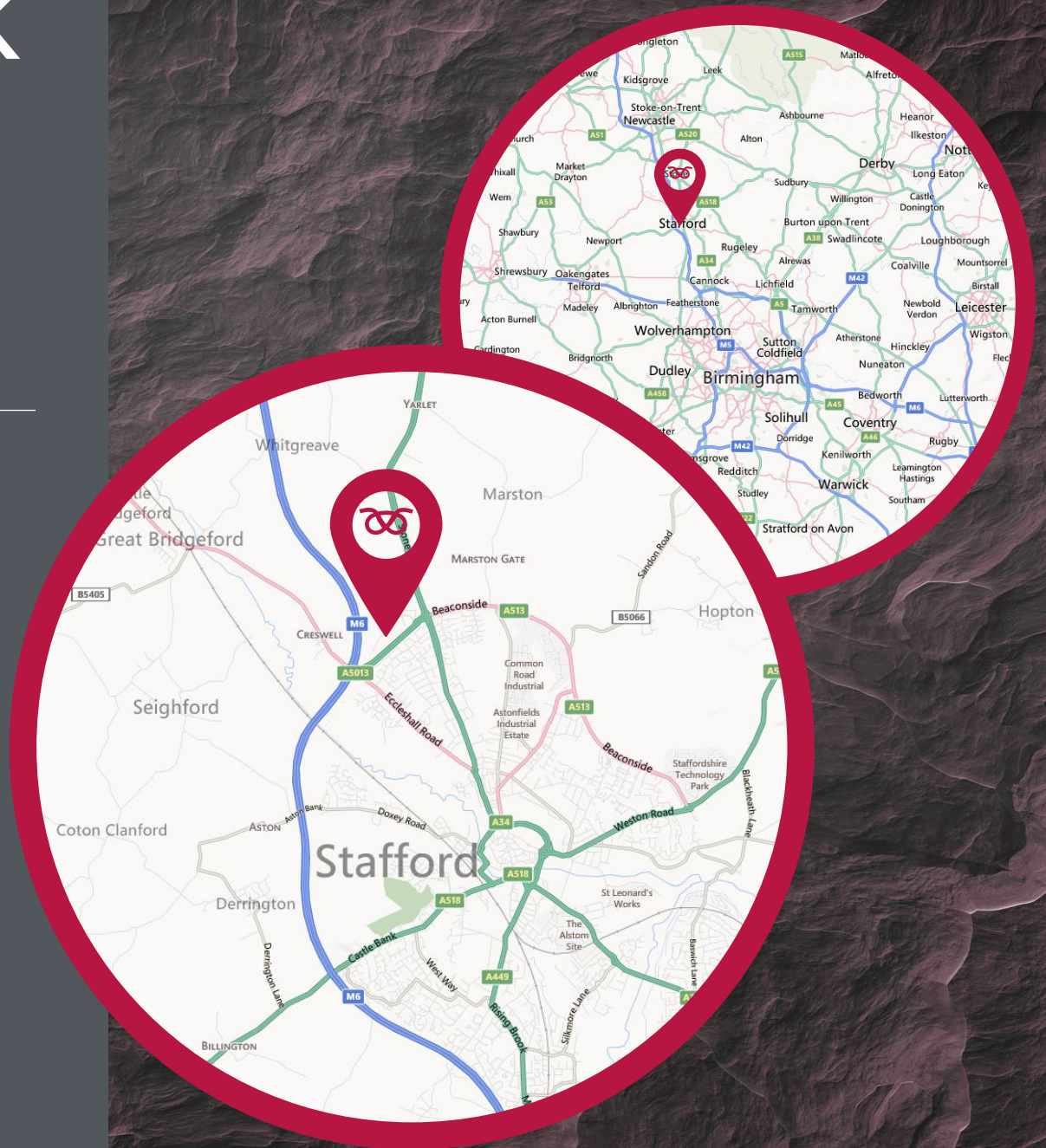


# CRESWELL PARK

## M6 J14 STAFFORD

### Overview

- Prime development site of 13.25 acres
- Highly strategic location at Junction 14 of the M6
- Terms agreed for a new high profile Land Rover dealership (coming in 2014)
- Excellent location for motor retail, leisure, offices and industrial / distribution uses
- Plots available from 0.5 acres upwards
- Flexible terms; land sales, ground leases and design and build development schemes (freehold or leasehold)





Creswell Park benefits from a highly strategic location at Junction 14 of the M6 Motorway, the northernmost of the two junctions serving Stafford. At this point, the M6 carries approximately 112,000 vehicles per day.

## Location

Creswell Park lies to the north east of Junction 14 of the M6 Motorway. The land is visible from the southbound carriageways of the M6, so developments at the Park have the potential to be seen from the motorway.

Creswell Park also enjoys an extended frontage to the busy A34, which provides access to Stafford town centre, approximately 2.5 miles to the south.

There are a mixture of modern, attractive developments in the surrounding area, including leisure uses (a Premier Inn hotel, public house and restaurant) as well as offices, industrial and distribution warehousing.

Most notably, this location has been transformed in recent years by two large scale motor retail developments; an expansive and impressive Arnold Clark used car supermarket, directly to the east of Creswell Park, and a bespoke Audi dealership, slightly further along the A34.

## Description

Creswell Park offers previously undeveloped land, extending to approximately 13.25 acres.

Permission has been granted for access to the site from the A34 - the main entrance to the Park has already been installed, and this will lead to an estate road, providing access to the various development plots.

At the northernmost end of the site, terms have been agreed for the development of a new comprehensive vehicle dealership, designed specifically for the Land Rover brand. The new dealership will be completed in 2014, and will occupy a plot of approximately three acres (see plan).

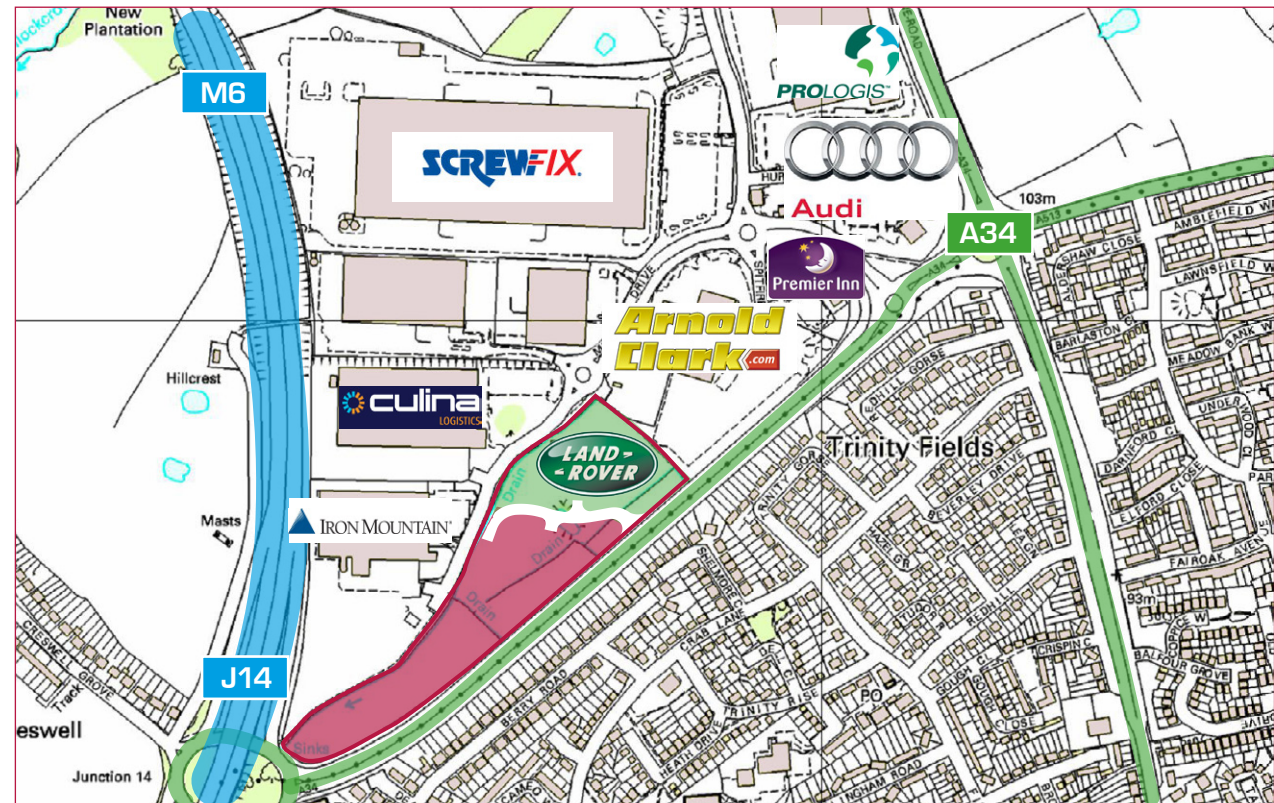
## Planning

Creswell Park already benefits from outline planning consent for the erection of vehicle showrooms, sales areas, servicing and repair workshops with offices, under Application Number 10/13959/OUT.

In addition to motor retailing, we consider the land may be suitable for mixed developments, including retail, leisure, offices and industrial uses.

## Tenure

The land is registered at the Land Registry under Title number SF560377, and is shown outlined in red on the plan below. Our client owns the unencumbered freehold interest.





J14

M6

SCREWFIX

**culina**  
LOGISTICS  
FOOD & DRINK LOGISTICS SPECIALISTS

**IRON MOUNTAIN**

A34

PLOTS AVAILABLE FROM  
0.5 ACRES UPWARDS

**LAND  
ROVER**

COMING 2014

ESTATE ROAD





## Terms

Developments at Creswell Park are available on flexible terms. Our client will sell serviced plots of land, grant ground leases, or provide completed facilities on a design and build basis in accordance with occupiers' requirements – either for leasehold or freehold disposal upon completion.

If you would like to discuss a scheme in further detail, please contact:

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