

LAND

## FOR SALE

LAND OFF  
CHURNET WAY,  
CHURNET WAY,  
LEEK,  
STAFFORDSHIRE  
ST13 8YG

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**3.36 Acres**  
**1.36 Hectares**

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## LOCATION

The site is situated on Churnet Way within the established Churnet Park commercial and retail area on the north-western edge of Leek.

Churnet Park is a well-known mixed-use destination comprising retail, trade counter, leisure and employment uses, including the adjoining McDonald's drive-thru and nearby Sainsbury's supermarket. The surrounding area also includes a mix of residential neighbourhoods and commercial occupiers, creating a highly accessible and sustainable development location.

The site benefits from convenient access to the A523, one of the principal routes serving Leek, providing strong road connectivity to:

Stoke-on-Trent approximately 10 miles south-west  
Macclesfield approximately 13 miles north-west  
Manchester approximately 30 miles north

Leek town centre is within walking distance and offers a wide range of amenities including supermarkets, restaurants, schools, healthcare facilities and leisure provision.

The area is well served by local bus routes operating along the A523, with connections to Leek town centre, Macclesfield and surrounding settlements.

## DESCRIPTION

A rare opportunity to acquire a strategically located development site extending to approximately 1.36 hectares (3.36 acres), situated within the established Churnet Park commercial and retail area in Leek, Staffordshire.

The site comprises predominantly vacant grassland with areas of mature vegetation and benefits from direct access via Abbey Green Road. Positioned adjacent to the existing McDonald's drive-thru and close to Sainsbury's and other commercial occupiers, the site occupies a sustainable and accessible location within the Leek Development Boundary.

The property benefits from a strong planning history, including previous outline consent and reserved matters approval for residential development, together with policy support for a range of potential future uses. The site may be suitable for:

Residential development (subject to planning)  
Employment uses  
Commercial / business uses  
Light industrial or trade counter development

The site is considered brownfield in nature and is located in an area identified for growth within the Staffordshire Moorlands Local Plan. Its proximity to existing employment uses, retail provision and residential neighbourhoods makes it an attractive opportunity for developers, investors and owner occupiers alike.

Leek town centre lies within approximately 20 minutes' walking distance, with excellent road connections via the A523 to Stoke-on-Trent, Macclesfield and the wider region.

## ACCOMMODATION

Name	Size
Total	3.36 Acres (1.36 Hectares)

## PLANNING USE



Residential development (Use Class C3)  
Commercial, Business and Service uses (Use Class E)  
Industrial / Storage & Distribution uses

### CONTACT

Interested parties are advised to make the first appointment with the Local Planning Officer for the potential redevelopment of the site.

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Offers invited from interested parties

### IMPORTANT INFORMATION

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