

## Chatterley Valley West Newcastle-under-Lyme

A new strategic development site in Newcastle-under-Lyme. Located by the A500, giving access to the M6 motorway and A50 trunk road. The site comprises of 38 hectares (94 acres) net with outline planning consent for high quality B1, B2 & B8 development. Existing development includes Blue Planet, the world's first carbon positive industrial unit to achieve BREEAM outstanding. The site is part of the Ceramic Valley Enterprise Zone and offers Business Rate Relief.



- ➔ Overall developable land 101 hectares (250 acres) gross, 38 hectares (94 acres) net
- ➔ Planning use B1, B2, B8 and C1
- ➔ Developer Harworth Estates
- ➔ Planning authority Newcastle-under-Lyme Borough Council
- ➔ Major local companies JCB, Wedgwood plc, Royal Mail, Asda, Vodafone
- ➔ Workforce 357,294 within thirty minute drive-time
- ➔ Sat Nav ST6 4PY (Lowlands Road)



**CERAMIC VALLEY ENTERPRISE ZONE  
STOKE-ON-TRENT & STAFFORDSHIRE**

Distances to:

Cities	Birmingham	48 miles	(77 km)
	London	158 miles	(254 km)
	Manchester	45 miles	(72 km)
	Sheffield	57 miles	(91 km)
Ports	Folkestone	242 miles	(387 km)
	Harwich	212 miles	(361 km)
	Hull	130 miles	(208 km)
	Southampton	190 miles	(307 km)
Airports	Birmingham	57 miles	(91 km)
	East Midlands	44 miles	(73 km)
	Manchester	39 miles	(62 km)
Motorways	M6 (Junction 15)	4 miles	(6km)
	M1 Junction (23a)	48 miles	(77 km)



For further information on Chatterley Valley West call Make It Stoke-on-Trent & Staffordshire now on +44 (0)300 111 8005 or visit our website: [www.makeitstokestaffs.co.uk](http://www.makeitstokestaffs.co.uk)

or contact us at

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