

Scotia Road, Tunstall

STOKE-ON-TRENT, STAFFORDSHIRE, ST6 4JD

Remediated Residential Development Opportunity



savills

KEY HIGHLIGHTS

- Detailed planning permission for 227 dwellings and 93 care at home apartments (ref. 70405/FUL).
- Gross area extending to approximately 22.07 acres (8.93 hectares).
- A remediated development site with NHBC LQE Certification upon completion of sale.
- Excellent connectivity and regeneration potential.

LOCATION

The site is located in Tunstall, one of the six towns that make up the city of Stoke-on-Trent in Staffordshire. Positioned along Scotia Road (A50), the site lies within close proximity to Tunstall and Burslem town centres, both offering a range of local amenities including supermarkets, schools, healthcare facilities, and leisure options.

The wider area is undergoing significant regeneration, with several residential and mixed-use developments proposed following Government approval last year for a £20m Levelling Up funding package.

The site has excellent transport links, with the A500 dual carriageway approximately 1.5 miles away, providing swift access to Junction 16 of the M6 motorway and the wider regional road network.

Stoke-on-Trent railway station is approximately 4.5 miles to the south, offering direct services to Manchester, Birmingham, and London. There are bus stops on either side of Scotia Road adjacent to the site's access which provide direct services in to Stoke-on-Trent city centre as well as northbound to Crewe.

Manchester airport is situated approximately 34 miles north of the site while Birmingham Airport is located approximately 60 miles south.

The surrounding area includes parkland to the south and north, established residential neighbourhoods and highly rated primary and secondary schools. St Mary's C of E Primary, Mill Hill Primary and St Peter's Catholic Academy all retain an 'Outstanding' rating from Ofsted.



DESCRIPTION

The site extends to approximately 22.07 acres (8.93 hectares) and retains an access off Scotia Road adjacent to an ASDA supermarket, offering excellent local convenience. Pedestrian access points exist off Scotia Road, Haywood Road, Glyn Place and Carson Road via a series of public footpaths which adjoin the site boundary.

The site's topography gently falls from the north-east towards the south-west corner, supporting a gravity-fed foul water drainage solution. In relation to surface water, an attenuation basin is proposed adjacent to the access off Scotia Road, with two underground storage tanks at either end of the site.

Historically, the site been used for mining purposes, with eight mine shafts identified across its area. However, the shafts have been grouted and capped with full remediation works scheduled for completion prior to the site's disposal. One mine shaft remains untreated but is located in a POS area. An NHBC Land Quality Endorsement Certificate (LQE) will be obtained and shared with the buyer prior to the sale completing.

The remediation works are being carried out in accordance with the layout set out in the approved Proposed Site Plans, therefore any significant amendments to the layout may require further remediation works to be completed.

There is an ability for plot substitutions across the masterplan which would not impact the remediation strategy. However, any amendments or variations to the planning permission would need to be undertaken following completion of the disposal.

PLANNING

Planning permission was granted in November 2024 for 227 residential dwellings (C3) and 93 care at home apartments (C2) (ref. 70405/FUL). As part of the permission, the Local Planning Authority (LPA) have approved the remediation strategy including a drill and grout specification.

The landowner is in the process of discharging pre-commencement conditions and a tracker is available in the data room.

Affordable housing equating to no less than 25% (80) of the total number of dwellings are to be delivered, of which 10% (8) are to be First Homes and 90% (72) are to be Affordable Housing Units. The tenure of the Affordable Housing Units is not defined in the s106 agreement but must be agreed with the LPA as part of an Affordable Housing Scheme, submitted and approved prior to commencement.

Scotia Road, Tunstall

Stoke-on-Trent, Staffordshire, ST6 4JD

The s106 agreement stipulates the following contributions which are to be index linked:

Item	Contribution
Biodiversity Offsetting	£110,000 (subject to final calcs)
Bus Stop	£23,100
Control Parking	£10,000
Monitoring Fee	£2,000
NHS	£226,360
Sport and Leisure	£291,514
Toucan Crossing	£100,000
Total	£662,974

DATA ROOM

Additional planning, legal and technical information about the site is available to interested parties through a secure data room. Access details should be requested from joanne.young@savills.com

Savills will review all registration details of interested parties prior to providing access to the data room.

METHOD OF SALE

The site is to be sold by an informal tender process. An offer pro forma is included in the data room which must be completed and submitted as part of any bid. The pro forma will allow bidding parties to confirm their gross and net offer, abnormal cost assumptions, conditions, payment terms and any other pertinent information. Accompanying offer letters and layouts are permitted.

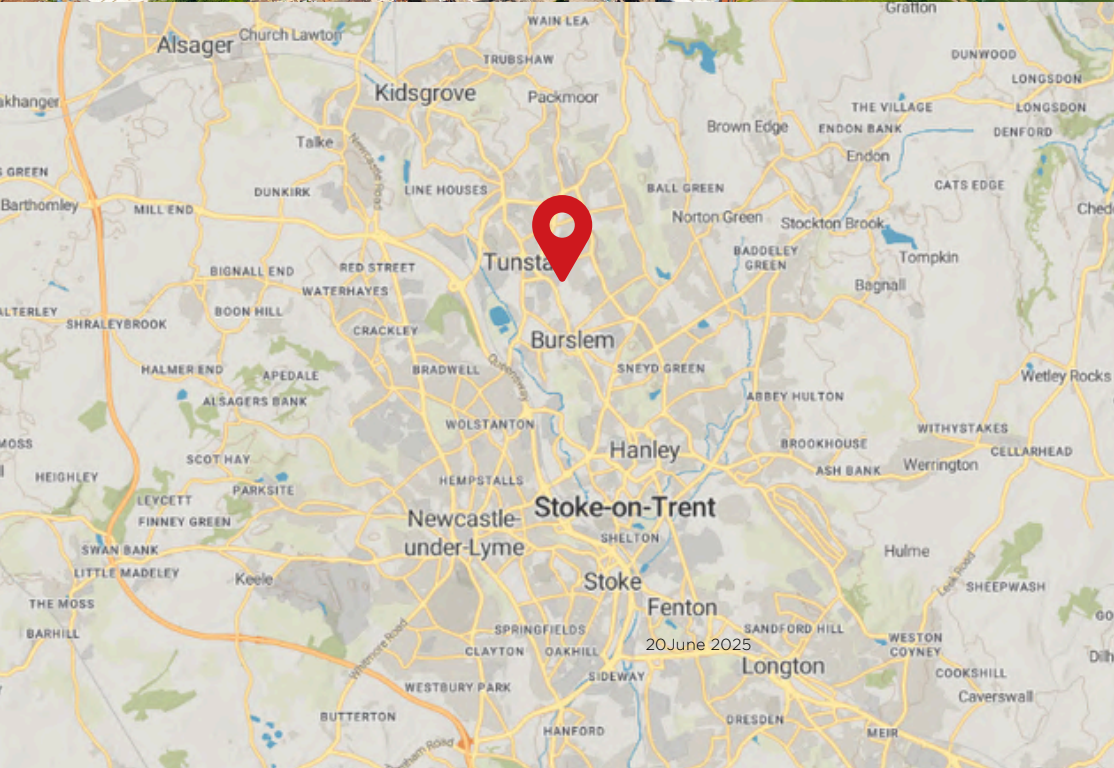
The landowner has a strong preference for unconditional offers which are only subject to the completion of the remediation works.

The tender deadline for the submission of offers will be confirmed to parties following their expression of interest. All offers must be submitted by email to Savills. Contact details are detailed overleaf.



Scotia Road, Tunstall

Stoke-on-Trent, Staffordshire, ST6 4JD



SERVICES

It is understood all mains services are available, however, interested parties should carry out their own due diligence.

TENURE & VAT

The site is elected for VAT, held freehold and will be sold with vacant possession.

VIEWINGS

Please do not attempt to access the site without written permission from Savills. The site is secured and a viewing day will be confirmed to interested parties in due course.

CONTACT

For further information please contact:

Ed Rooney

Director
erooney@savills.com
0161 602 8211

Jay Duffield

Associate Director
jay.duffield@savills.com
0161 244 7725

Savills

12 Booth Street
Manchester M2 4AW
0161 602 9944

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | January 2026

