



## 5-15 Uttoxeter Road, Longton, Stoke-on-Trent, ST3 1NX

**Site area  
0.09 acres**



**Guide price**

**£97,500**

For Sale by public auction on 18th February 2019. Live online bidding available.

A new build mixed development opportunity with planning for 4 ground floor retail units and 10 x 2 bed & 1 x 1 bed apartments over upper floors. Located on the edge of Longton town centre and with excellent road links with the A50 & A500 'D' road. Planning Ref: 62011/FUL.

**To view: 01782 212201**  
**commercial@bjbmail.com**



## Location

The site is located immediately on the edge of Longton town centre, which has shown an increase in popularity since the development of the Trade Park including Tesco, Next and Argos.

Longton is also home to the Gladstone Pottery Museum the only complete Victorian pottery factory, located within 100 meters of the development. The area is also expected to see vast development of the old pottery kilns to provide a mix of commercial and residential properties whilst keeping the towns history.

All amenities are available within walking distance, including public transport. The A50 allows excellent access to the A500, M6 and M1.

## Planning

Planning was granted on 30 April 2018 for the the development as described. Interested parties can download the full information from Stoke-on-Trent City Council Planning Portal. Bjb recommend that potential purchasers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

## Schedule of Accommodation

### Ground floor

Retail units 1 to 3: 46.20 sq m per unit.  
Retail unit 4: 50 sq m

### Apartments

No 1: 1 bed 37.40 sq m - 1st floor

Nos 2 - 11 are all 2 bedroom

No 2: 44 sq m - 1st floor  
No 3: 57.84 sq m - duplex  
No 4: 47.70 sq m - duplex  
No 5: 46.20 sq m - duplex  
No 6: 45 sq m - 1st floor  
No 7: 47 sq m - 1st floor  
No 8: 47.80 sq m - duplex  
No 9: 52.40 sq m - duplex  
No 10: 46.20 sq m - duplex  
No 11: 43.50 sq m - duplex

## VAT

All prices quoted are exclusive of VAT, which is not applicable. Butters John Bee recommends potential purchasers/occupiers seek independent advice with regard to VAT and property.

## Common Auction Conditions

This property is sold subject to our Common Auction Conditions (a copy is available on request).

## Buyers Administration Fee

A buyers administration fee of £840 including VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.

## Legal Pack

Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via our website [www.buttersjohnbee.com](http://www.buttersjohnbee.com). Legal packs can also be viewed at the selling office. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendor's solicitor whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

## Viewings

The site is boarded and not accessible for site viewings.

## Internet, Telephone & Proxy Bidding

Interested in this lot but can't attend the auction? You can bid by internet, telephone or by proxy by pre-registering with our auction department on 0800 090 2200 or email [auction@bjbmail.com](mailto:auction@bjbmail.com). Further details are available in the catalogue.

## Addendum

Check the latest addendum at [buttersjohnbee.com](http://buttersjohnbee.com) for any alterations or changes to the catalogue.

## Guide Price

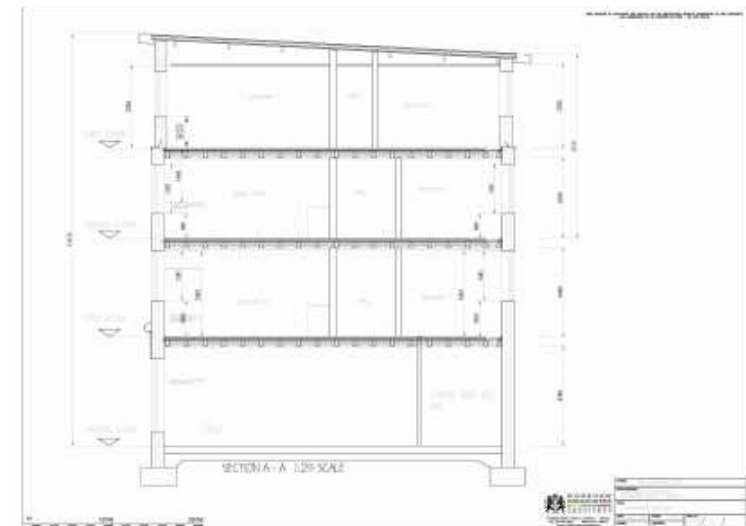
An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## Reserve Price

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.



**IMPORTANT NOTICE**

As the Sellers agree, we are not Surveyors or Conveyancing experts and as such we cannot and do not intend to warrant or condition the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.