



**Land At Old Butt Lane, Plot 2, Talke,  
Stoke-on-Trent, ST7 1NR**

**Site Area:  
0.30 Acre  
(1214 sq.m)**

Declared reserve

**£25,000**

Parcel of Land in established residential area.

By Auction at 6.30pm on Monday 25th October 2021 at The Double Tree by Hilton Hotel, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5BQ

Contact the Auction Team to Register: 0800 090 2200 or [auction@bjbmail.com](mailto:auction@bjbmail.com)

**All enquiries: 01782 211147**  
**[residential-land@bjbmail.com](mailto:residential-land@bjbmail.com)**



## Description

Parcel of land located in the residential area of Talke, Stoke-on-Trent.

## Location

This lot is located within easy reach of the A34.

## Planning & Supporting Information

We are not aware of any current planning consents in relation to the site. The land will have no title restrictions on future development, however all interested parties are advised to make their own enquiries with the Local Planning Authority regarding their proposed use of the land (Newcastle Borough Council 01782 717717). We understand that the land is subject to a number of tree preservation orders. We suggest the buyer should make their own research and enquiries.

## Tenure

Freehold with vacant possession upon completion.

## VAT

We have been advised by the Client's solicitor that VAT will be applicable in the sale of this lot.

## Pre-Auction Offers

Any pre-Auction offers should be submitted via e-mail to residential-land@bjbmail.com and will be forwarded to the client for consideration. Please be aware that the majority of Clients prefer to let the marketing run for a period, prior to giving serious consideration to accepting any Pre-Auction offer.

## Common Auction Conditions

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

## Buyers Admin Fee

A buyers administration fee of £960 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.

## Addendum

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

## Auction / Online Bidding

Auction is now back in the room at The Double Tree by Hilton Hotel, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5BQ (Formerly known as Moat House).

However, we will also have the other bidding options available: On-Line / Telephone / By-Proxy. But you still need to register in advance and provide two forms of ID.

To register please contact the Auction Team on 0800 090 2200 or [auction@bjbmail.com](mailto:auction@bjbmail.com)

## Legal Costs

Please refer to the auction pack in respect of any legal fees or search fees which may be due upon exchange or completion.

## Viewing

Viewing is available from the Public Highway.

## All Enquiries

Kimberly Bright  
Land & New Homes Team  
[residential-land@bjbmail.com](mailto:residential-land@bjbmail.com)  
07587 038909

## Looking for Residential Land?

Please note that not all residential development land will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: [residential-land@bjbmail.com](mailto:residential-land@bjbmail.com) or call the Land & New Homes team to discuss your requirements.



## IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of 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.