



Land At Liverpool Road, Kidsgrove, Stoke-on-Trent, ST7 4EY

**Site Area:
0.71 Acre**

Guide price

£250,000

Residential Development Site with expired Planning Consent for 8 houses
For Sale By Auction at 6.30 pm on Monday 25th July 2022
at the Double Tree By Hilton Hotel, Festival Park, Stoke-on-Trent, ST1 5BQ
Contact the Auction Team to Register: 0800 090 2200 or auction@bjbmail.com

All enquiries: 01782 211147
residential-land@bjbmail.com



Description

Residential Development Site with expired planning consent for 8 detached dwellings.

Location

The site is located in Kidsgrove, a town in the borough of Newcastle-under-Lyme, Staffordshire. The town comprises of all major local amenities including shops, supermarkets and schools. The railway connects Kidsgrove railway station with Crewe, Manchester and Stoke-on-Trent.

Planning & Supporting Information

The site is located within the planning authority of Newcastle Borough Council (01782 742408) and benefits from expired consent for 8 detached houses dated 2 September 2016 (Ref:15/00818/FUL). A full info pack is available on request which includes the following:

- Planning Decision
- Planning Drawings
- Site Layout
- Mining Reports

Accommodation

The Scheme consists of:

3 x 4 bed detached house (1,550 sq ft) @ £346,000

2 x 4 bed detached house (1,335 sq ft) @ £331,000

3 x 3 bed detached house (1,022 sq ft) @ £300,000

Any sizes / measurements quoted by BJB are correct to the best of our knowledge, however we would recommend all interest parties carry out their own checks before relying on any information provided.

GDV / Sales Prices / Rental Value

The estimated GDV for the scheme is £2,600,000. Further information including comparable evidence is contained in the info pack.

Pre-Auction Offers

Any pre-Auction offers should be submitted via e-mail to residential-land@bjbmail.com. All offers will be forwarded to the client for consideration, but 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.

Tenure

Freehold with vacant possession upon completion.

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 £800 plus 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. 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 for any alterations or changes to the catalogue.

Internet, Telephone & Proxy Bidding

We are pleased to announce that we are now back in the Auction room at the Double Tree Hilton Hotel (Moat House). However, we also have the other bidding options available: On-Line / Telephone / By-Proxy. You will need to register in advance and provide two forms of ID. Register at www.buttersjohnbee.com/auction or contact the Auction Team on 0800 090 2200 or auction@bjbmail.com.

VAT

Any prices quoted by Butters John Bee are exclusive of VAT (if applicable).

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

The site can be inspected from the Public Highway no appointment is necessary.

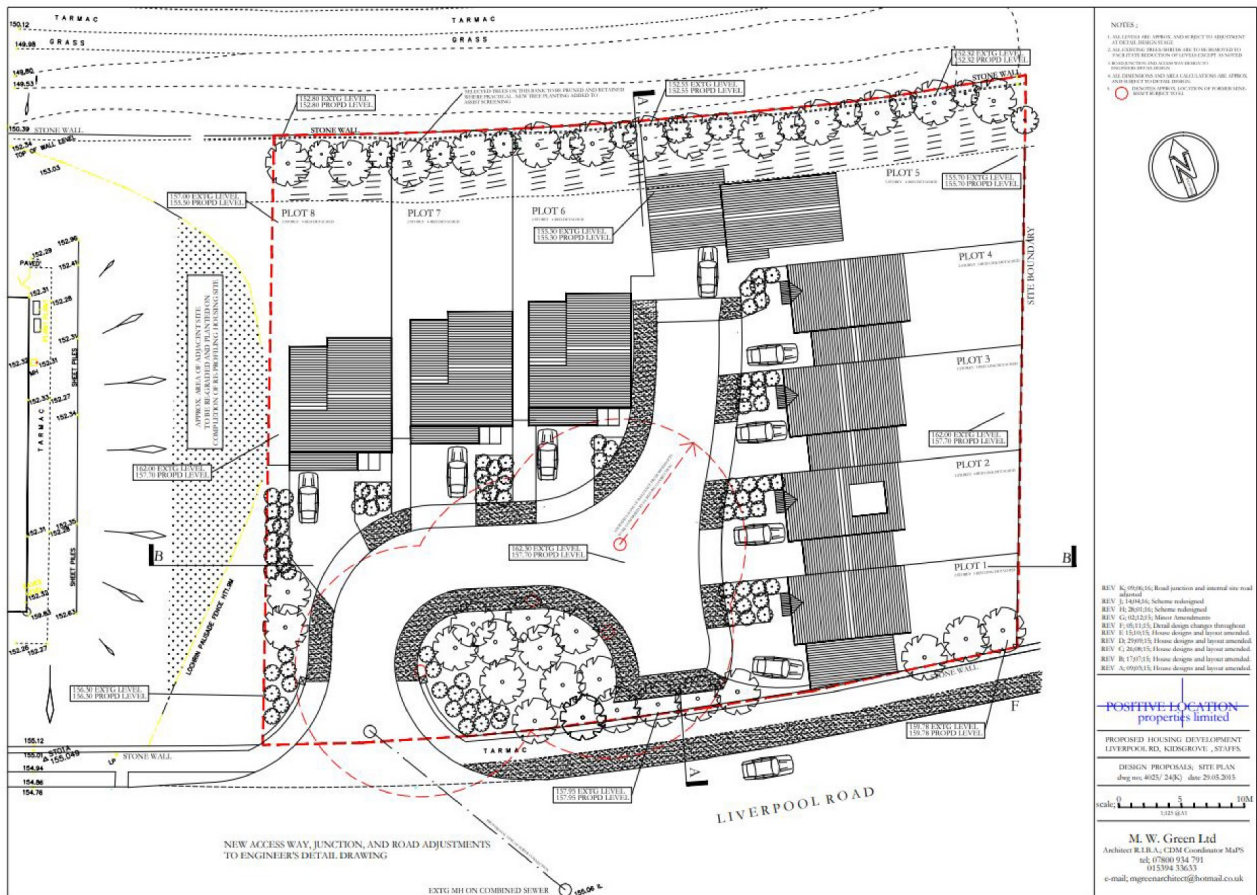
All Enquiries

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01782 211147

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 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.