

# butters john bee <sup>bjb</sup>

## land & new homes



Land at, Mellor Street, Packmoor, Stoke on Trent, ST7 4SS

**Guide Price £74,000**

0.22 Acres of land with permission in principle for 2-5 Units.  
For sale under Auction Terms & Conditions , offers Invited.



**0.22 acre(s)**



## Description

0.22 Acres of vacant land. Permission in principle for 2-5 units Ref: 71966/PIP Dated: 10/07/2025

## Location

Located within the established residential area of Packmoor, Stoke-on-Trent, the property is well positioned for a wide range of amenities. Local facilities include a pharmacy within 0.2 miles, a Tesco Extra approximately 1.5 miles away, and the extensive retail and leisure offerings of Festival Park around 5 miles away. The nearby towns of Tunstall and Kidsgrove are just over 2 miles distant.

## GDV

New Build Comparable evidence suggests that a 2 storey 3 bed Semi-Detached house would sell for approximately £260,000.

- On the assumption that the scheme will comprise of 4 x 3 bed semis and 1 x 3 bed detached, the GDV will be as below;
- 3 bed Semi-Detached house - £260,000
- 3 Bed Detached house - £350,000
- This results in an estimated GDV of £1,390,000.
- The rental value of each 3 bedroom semi-Detached house is estimated at £1,200 PCM.
- All figures are supported by comparable evidence contained in the property information pack which is available upon request.
- Any values / measurements quoted by BJB are correct to the best of our knowledge, however we would recommended all interest parties carry out their own checks before relying on any information provided.

- GDV values are based on a number of assumptions, as there are no drawings included in the planning

## Planning & Supporting Information.

The site benefits from the planning consent for 2-5 Units dated 10/7/2025 (Ref; 71966/PIP ). A full info pack is available on request which includes the following:

- Decision
- BJB Comparable Evidence
- Photos

NB: Whilst BJB will try and supply as much information as we can about the planning status of the land / property, please be mindful that we are not planning consultants and accordingly it is important that prospective purchasers ensure they have inspected the land / property and rely upon their own enquiries, assessments and due diligence with regards to the planning status and current or potential uses. All information is supplied in good faith and BJB cannot be held liable for any errors or omissions.

## Local Council

The site is located in the Council district of Stoke-On-Trent <https://www.stoke.gov.uk/>

## Tenure.

Freehold with vacant possession upon completion.

## VAT.

All prices quoted by Butters John Bee are exclusive of VAT unless otherwise stated. We have been advised by our Client that VAT is NOT applicable, however all interested parties should make their own enquiries to satisfy themselves with the VAT position.

## Pre-Auction Offers.

Any pre-Auction offers should be submitted via e-mail to [residential-land@bjbmail.com](mailto: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.

## 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 £1,800 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.

## Internet, Telephone and 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](http://www.buttersjohnbee.com/auction) or contact the Auction Team on 0800 090 2200 or [auktion@bjbmail.com](mailto:auktion@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.

## Deposit

Please note that a deposit of 10% of the purchase price (Min £3,000) will be due on Exchange of Contracts, whether the land / property is sold prior to Auction, in the Auction room or after the Auction.

## Viewings

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

## All Enquiries

Alex Djukic BSc MSc  
Regional Land Manager  
Land & New Homes Team  
[residential-land@bjbmail.com](mailto:residential-land@bjbmail.com)  
01782 211147

Joe Boulton  
Assistant Land Manager  
Land & New Homes Team  
[residential-land@bjbmail.com](mailto:residential-land@bjbmail.com)  
01782 211147

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