



Land at Thackeray Walk, Highfields, Stafford, ST17 9SE

Guide Price £50,000

Former Domestic Garage Site

Full planning for 1 x 4 Bedroom Bungalow

For Sale By Auction at 6.30 pm on Monday 20th April 2026

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](mailto:auction@bjbmail.com)

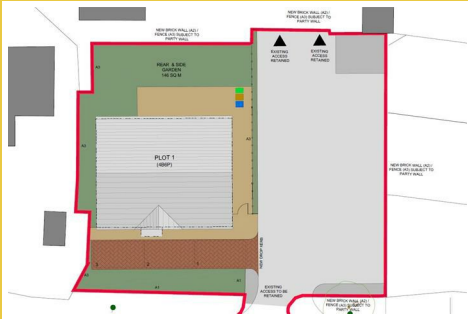
**0.17 acre(s)**



# Land at Thackeray Walk

Highfields, Stafford, ST17 9SE

Guide Price £50,000



## Description

0.17 Acre Former Garage site.

Full planning permission for 1 x 4 Bed Bungalow Dated: 17/12/2021 Ref: 20/32129/FUL

A Certificate of lawful development has been approved. Dated: 06/03/2026 Ref: 25/41540/LDC

## Location

Located in the well established residential area of Highfields, Stafford, the site is close to local shops, schools, and bus routes, with Stafford town centre and railway station just over a mile away. Excellent road links via the A34 and M6 provide easy access to surrounding towns and cities.

## Accommodation.

The proposed scheme comprises the following:

1 x 4 Bed Bungalow Measuring 132 sq. m GEA / 117 Sq. m GIA  
Estimated GDV of £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.

## Planning & Supporting Information.

The site benefits from planning consent for 'One Detached Bungalow' dated 17/12/2021 (Ref; 20/32129/FUL). A full info pack is available on request which includes the following:

- Decision
- Plans & Elevations
- Supplementary Reports
- 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 Stafford Borough Council <https://www.staffordbc.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.

## 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 [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.

### **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**

Strictly By Appointment with the BJB Land & New Homes Team

### **All Enquiries**

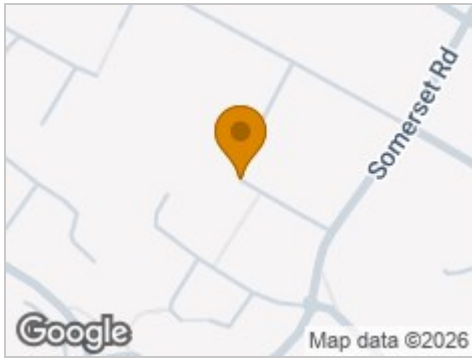
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### **Looking for Land & Development Opportunities?**

Please note that not all land & development opportunities 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.



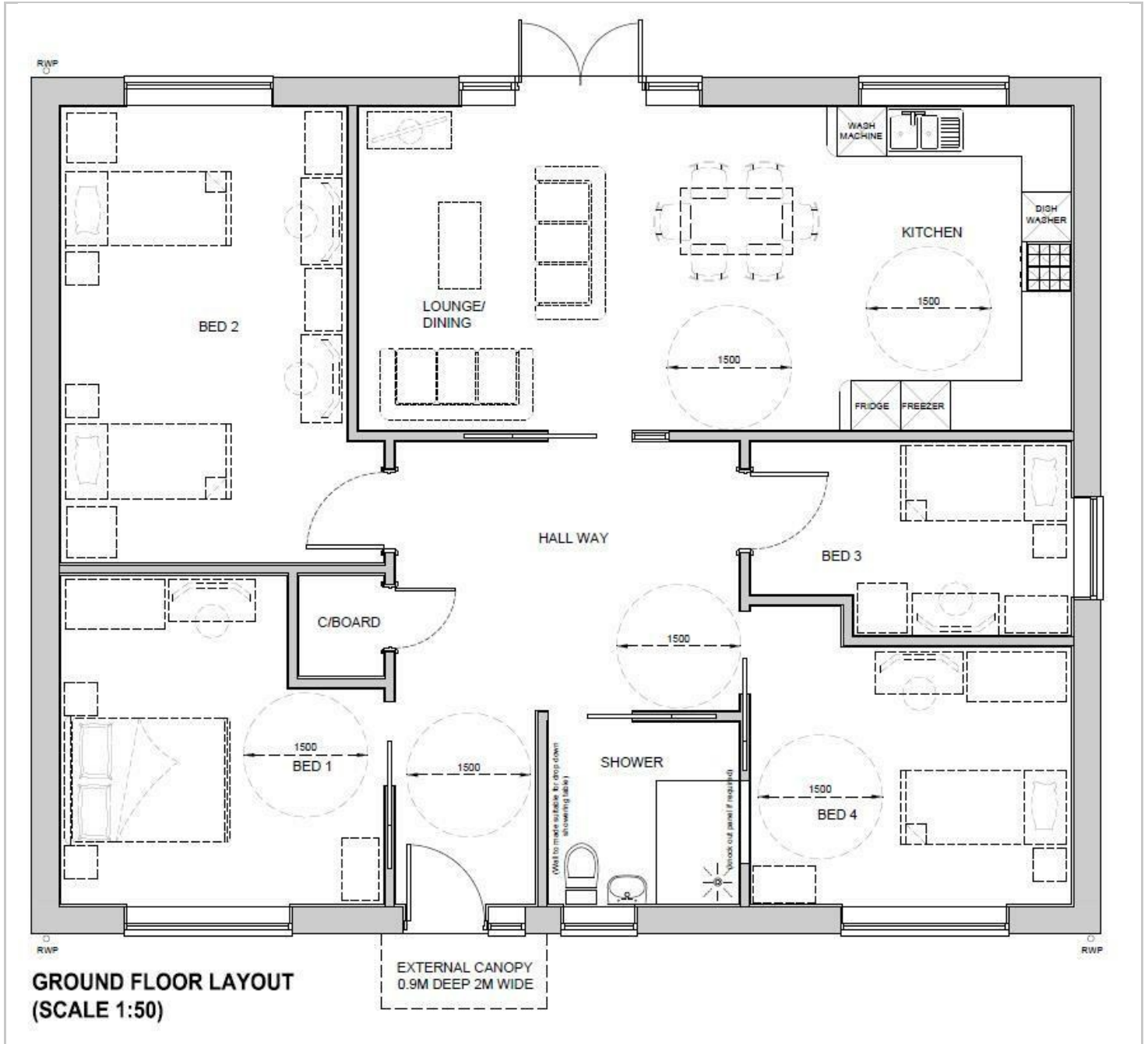
### Road Map



### Hybrid Map



### Terrain Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.