

butters john bee^{bjb}

land & new homes



11 Arthur Street, Stone, ST15 8HW

Guide Price £115,000

2 Bed End Terrace House

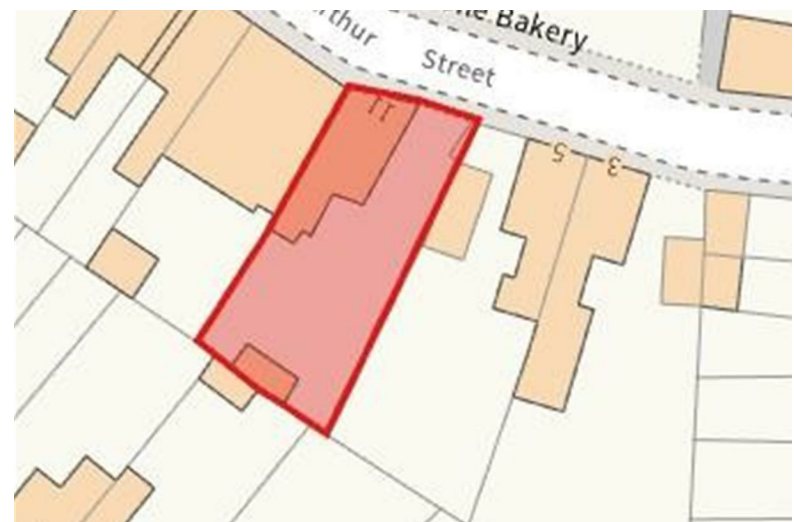
Full Planning permission for a 2-Storey Side Extension

For Sale By Auction at 6.30 pm on Monday 1st December 2025

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

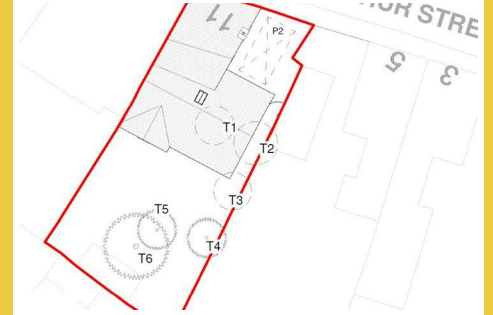
1033.00 sq ft



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Description

The property comprises a 2 bedroom end terrace property sat upon a sizeable parcel of land located within walking distance to Stone Town Centre. The property currently measures approximately 98 sq.m with full planning consent for a 2 storey side and rear extension to provide an open plan kitchen area and snug on the ground floor & an additional bedroom / home office, ensuite and bathroom on the first floor.

Location

Nestled in the heart of the popular market town of Stone, this property enjoys a highly convenient position within walking distance of the vibrant High Street, offering a wide range of independent shops, cafés, restaurants, and local amenities. The property is ideally placed for families and professionals alike, with several well-regarded schools nearby and excellent transport links to Stafford, Stoke-on-Trent, and the wider Midlands region via the A34 and M6. Stone's railway station provides regular services to major cities, while the nearby Trent and Mersey Canal and surrounding countryside offer picturesque walks and leisure opportunities, making this a superbly located home combining town convenience with a welcoming community atmosphere.

Planning & Supporting Information.

The site benefits from full planning consent for 'Two-storey side and rear extension and alterations to the cellar' dated 19/05/2025 (Ref; 25/40140/HOU). A full info pack is available on request which includes the following:

- Decisions Notices
- Plans & Elevations
- 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.

GDV / Rental Value

Estimated GDV:

£300,0000

Estimated Rental Value:

£1,500 PCM

Further information including comparable evidence is contained in the info pack.

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. 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. 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. 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 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 or contact the Auction Team on 0800 090 2200 or auktion@bjbmail.com.

EPC

This property's energy rating is G. It has the potential to be C.

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

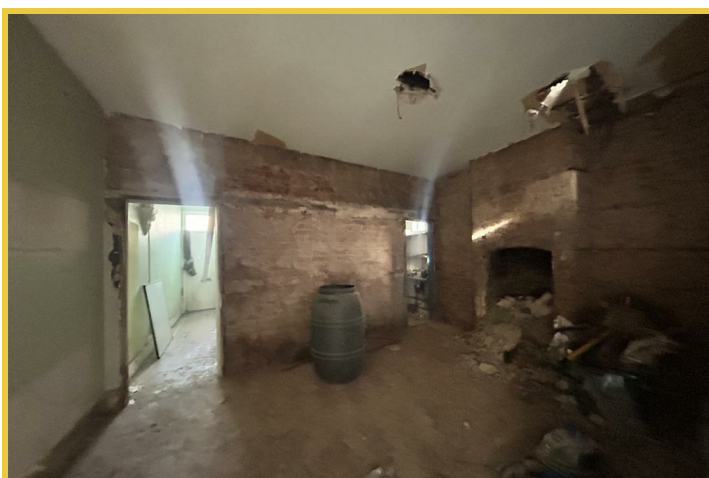
Strictly By Appointment with the BJB Land & New Homes Team.

All Enquiries

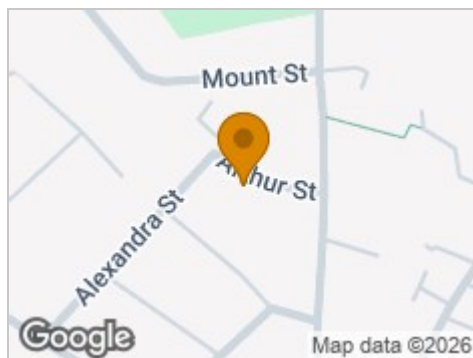
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Looking for Land & Development Opportunities?

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 or call the Land & New Homes team to discuss your requirements.



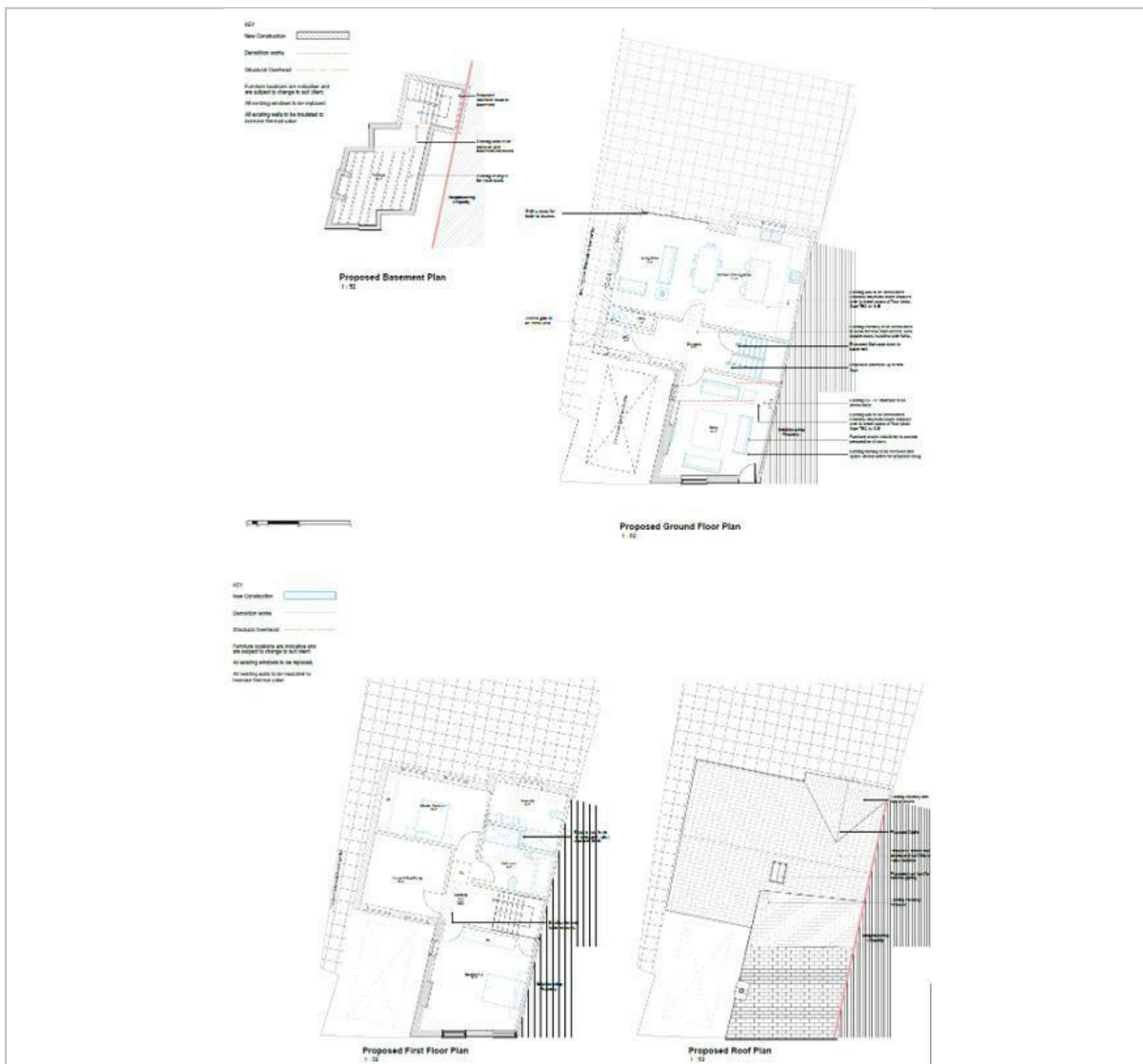
Road Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.