



15 Hill Street, Stoke on Trent, ST4 1NL

Guide Price £225,000

Potential for conversion to apartments

Drawings available

(Subject to Planning)

For Sale By Auction at 6.30 pm on Monday 15th September 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](mailto:auction@bjbmail.com)

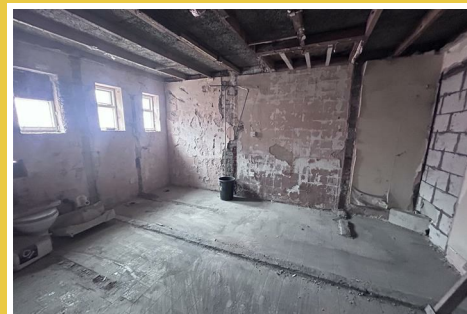
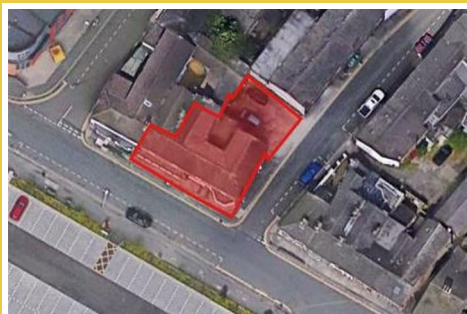
3422.00 sq ft



# 15 Hill Street

Stoke on Trent, ST4 1NL

## Guide Price £225,000



### Description

A 318 sq.m town centre former office premises with potential for alternative uses (subject to planning). The property has been fully stripped and the structural remediation has been completed (Including internal steels) placing the property in prime position for its next purpose.

It is our understanding that a pre-app has been submitted for 6 apartments with feedback due imminently.

### Location

The property is located in Stoke town centre, less than 50m from the high street, where all local major amenities can be sourced including a Sainsburys supermarket. Staffordshire University and Royal Stoke Hospital are both located less than a mile away, thus making the property prime for residential conversion for the rental market. Stoke-on-Trent Railway Station is 0.6 miles away for nationwide travel. The arterial A500 is located within 500m of the subject property which provides wider connectivity to the M6 Motorway.

### Local Council

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

### Planning & Supporting Information.

The property was subject to a planning application in 2024 for 'Change of use to nine one-bedroom flats and elevational alterations' which was ultimately refused.

A revised pre-application has been submitted by the client for a mixture of 1 bed, 2 bed & duplex apartments. Feedback is expected before the auction date. The proposed scheme comprises;

- Unit 1 - 2 Bed Apartment - 93.5 sq.m
- Unit 2 - 1 Bed Apartment - 41.7 sq.m
- Unit 3 - 1 Bed Apartment - 37.4 sq.m
- Unit 4 - 1 Bed Apartment - 42.5 sq.m
- Unit 5 - 1 Bed Duplex - 59.6 sq.m
- Unit 6 - 1 Bed Duplex - 68.6 sq.m

A full info pack is available on request which includes the following:

- Previous planning applications
- Revised plans
- photos
- Pre-app response once available

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.

### 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](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.

### Rating

Rateable value: £17.50k

Rateable value per m2: £54.96 / m2

Floor area: 318 m2

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

### 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

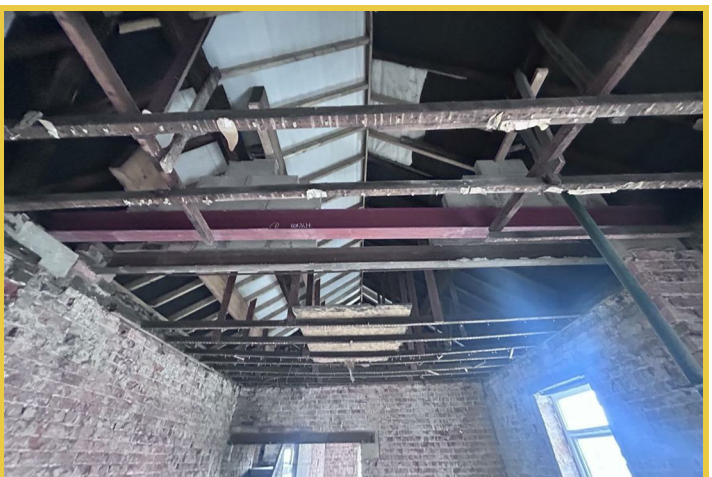
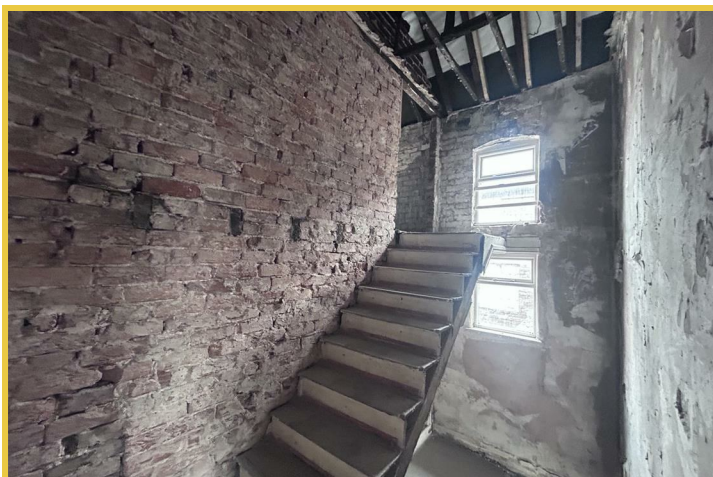
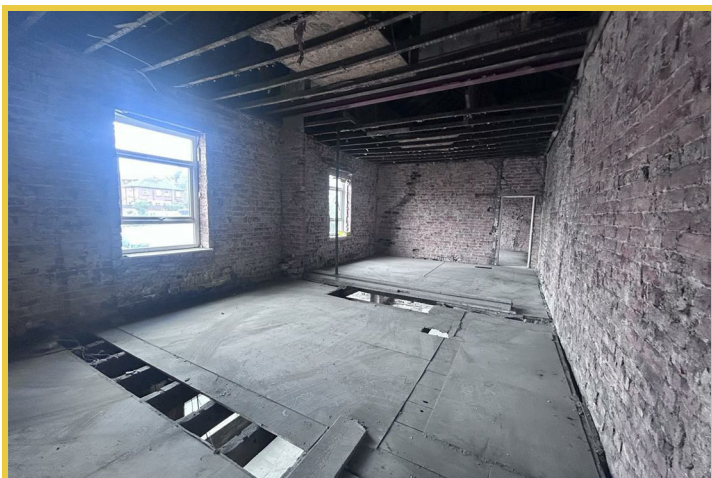
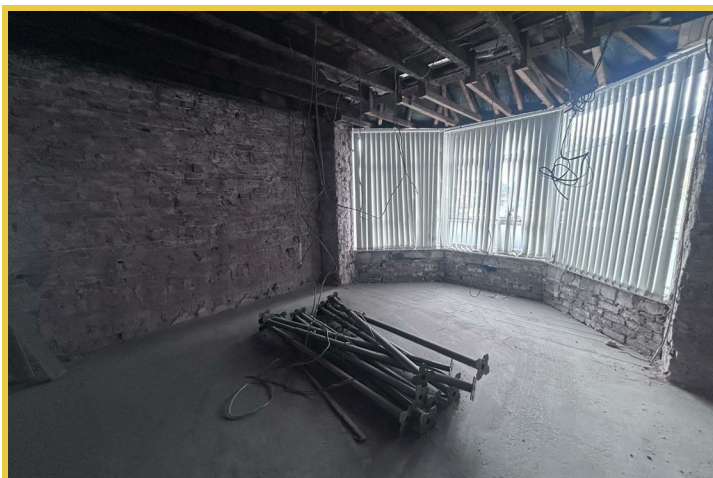
Strictly By Appointment with the BJB Land & New Homes Team.

### All Enquiries

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

### 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.



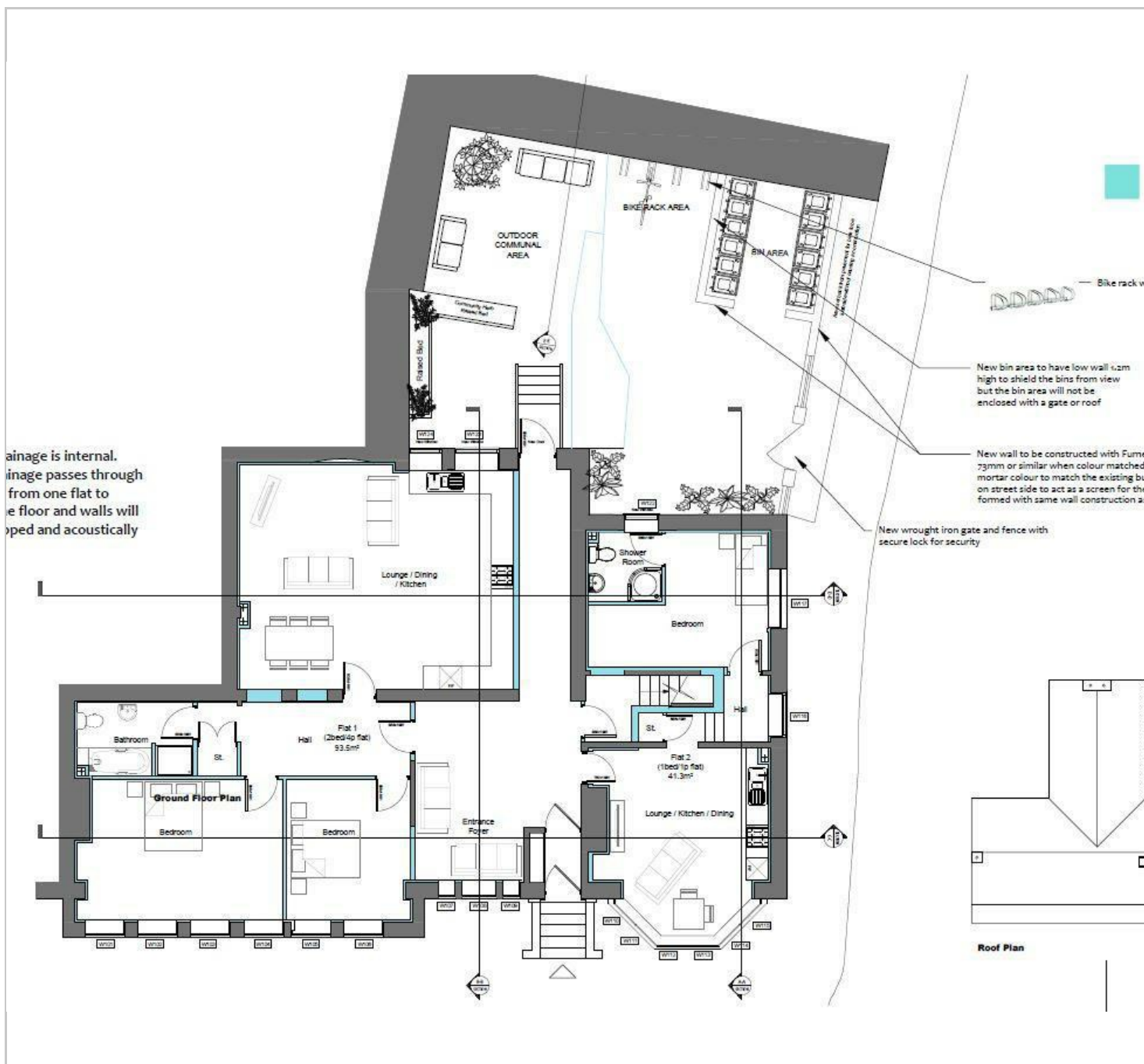
## Road Map



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