

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

## land & new homes



Land at, Peggys Bank, Wood Lane, Stoke-on-Trent, ST7 8RH



0.20 acre(s)

**Guide Price £40,000**

Extended garden land with potential for alternative uses (Subject to Planning)

1 of 3 lots available at the same address.

For Sale By Auction at 6.30 pm on Monday 1st June 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)



## Description

A parcel of extended garden land with panoramic views of the surrounding countryside. The land measures approximately 0.20 acres and has potential for alternative uses, subject to obtaining the appropriate planning consent.

The land is 1 of 3 lots available at Auction on 1st June - the vendor is willing to listen to pre-auction offers on each lot or the entire property - please get in touch for further information.

## Location

The subject property is situated within the semi-rural locality of Wood Lane, on the edge of the Audley and Bignall End area in Newcastle-under-Lyme, Staffordshire. The immediate surroundings comprise a small number of residential dwellings set along a quiet country lane, with a predominantly low-density, village-style property mix. Day-to-day amenities are available within nearby Wood Lane and Audley, offering local shops, public houses and services, while more extensive retail and leisure facilities can be found in Newcastle-under-Lyme and Stoke-on-Trent. The area is well served by local schooling, including primary provision within walking distance and secondary schools such as Sir Thomas Boughey Academy approximately 0.8 miles away. Transport links are convenient, with regular bus services accessible within a short walk and rail connections available from Longport and Kidsgrove stations approximately 2.5 miles away, providing routes to wider regional centres. Road connectivity is good, with access via local routes to the A500 and onward connections to the M6 motorway, facilitating travel across Staffordshire and the wider Midlands.

## Planning & Supporting Information.

We are not aware of any current or historic planning consents in relation to this site, however there may be potential for alternative uses subject to the necessary planning permission and consents. It is important that prospective purchasers ensure they have inspected the site and rely upon their own enquiries, assessments and due diligence with regards to its current and potential uses.

## Local Council

The site is located in the Council district of Newcastle-under-Lyme Borough Council <http://www.newcastle-staffs.gov.uk/>.

## Tenure.

Freehold.

## 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.

## 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.

## Addendum.

Check the latest addendum at [butterjohnbee.com](http://butterjohnbee.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.butterjohnbee.com/auction](http://www.butterjohnbee.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.

## 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.butterjohnbee.com](http://www.butterjohnbee.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.

## 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.

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.

