butters john bee bjb

land & new homes



Land at Fifth Avenue, Kidsgrove, Stoke-on-Trent, ST7 1DA

0.31 acre(s)

Guide Price £55,000

Cleared brownfield land formerly comprising 25 domestic garages
Full planning consent for 1 x 4 bedroom house
For Sale By Auction at 6.30 pm on Monday 7th December 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

RICS Regulated by RICS





Land at Fifth Avenue

Kidsgrove, Stoke-on-Trent, ST7 1DA

Guide Price £55,000





Description
Cleared brownfield land previously comprising 25 domestic garages with full planning consent for the construction of a 4 bedroom detached house.

The land may have potential for alternative uses, subject to obtaining the appropriate planning consent.

Location
This parcel of land offers a prominent development opportunity within a well-established residential area. The plot is conveniently positioned for access to local amenities, with Kidsgrove town centre located under a mile away, providing a selection of supermarkets, independent retail shops, primary and secondary schooling, and essential health services. Transport links are excellent; Kidsgrove railway station is located approximately one mile from the site, offering direct and regular rail services to major regional hubs including Stoke-on-Trent, Crewe and Manchester Piccadilly. Local bus routes, including the 36 and 39 lines, operate nearby to provide convenient connections to Hanley city centre and surrounding areas. For motorists, the property benefits from close proximity to the A50 and A34 corridors, which facilitate rapid travel to Newcastle-under-Lyme, Alsager, and the wider M6 motorway network.

Planning & Supporting Information.
Full planning consent was granted for 'Erection of single dwelling, associated parking and landscaping' on 19 May 2026 (Ref; 26/00144/FUL). A property info pack is available upon request which contains the following;

- Decision Notice
- Floorplans
- Elevations
- Supplementary report
- Photos
- BJB Comparable Evidence

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.

Accommodation, GDV & Rental Values
The proposed scheme comprises;

- 1 x 4 bedroom detached house;
- Size: 143 sq.m - 1,541 sq.ft (Excluding Garage)
- Est. GDV: £350,000
- Est Rental: £1,250 pcm

Any sizes / values 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.

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

Common Auction Conditions.
This property is sold subject to our Common Auction Conditions (a copy is available on request).

Post-Auction Offers.
This property did not sell in a previous Auction and the Client is willing to consider post-Auction offers.

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 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.

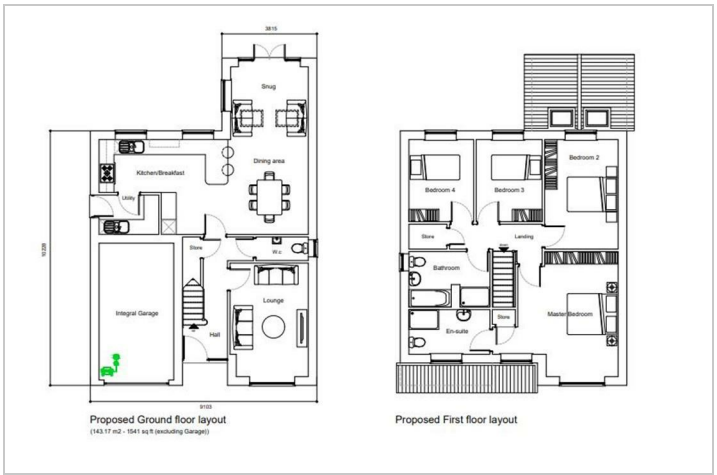
Viewings
The site can be inspected from the Public Highway – no appointment is necessary.

All Enquiries
Alex Djukic BSc MSc
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Land & New Homes Team
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 or call the Land & New Homes team to discuss your requirements.

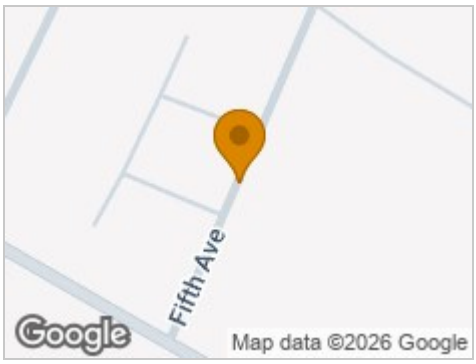








Road Map



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.

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