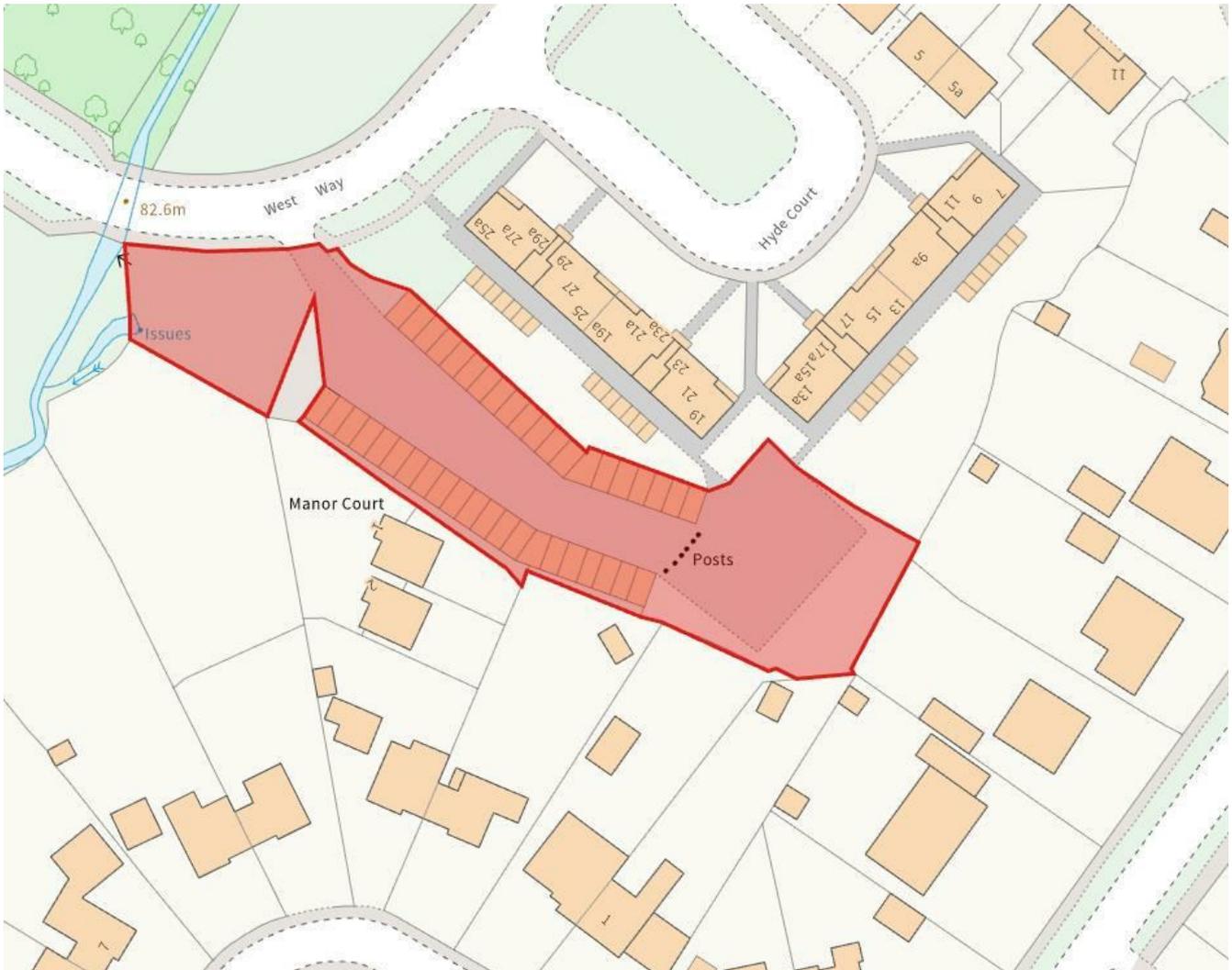


# butters john bee <sup>bjb</sup>

## land & new homes



Land at West Way, Stafford, ST17 9QS

Guide Price £295,000

Land Comprising 41 Domestic Garages

Full planning consent for 8 houses

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)

**0.60 acre(s)**



# Land at West Way

Stafford, ST17 9QS

Guide Price £295,000



## Description

0.60 Acre of land comprising 41 domestic garages. The land has full planning consent for the construction of 8 dwellings.

The land may have further potential for alternative uses, however, 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.

## Location

The land is situated within a predominantly residential area on the western side of Stafford, characterised mainly by traditional terraced and semi-detached housing with some nearby modern infill development. The property lies within convenient reach of Stafford town centre, which provides a wide range of amenities including national retailers, supermarkets, leisure facilities, restaurants and public services. The location benefits from good transport connectivity, with regular local bus services operating nearby and Stafford Railway Station providing mainline rail services on the West Coast Main Line to destinations including Birmingham, Manchester and London. Road communications are also favourable, with easy access to the A34 and A518 linking to Junction 14 of the M6 Motorway, enabling convenient travel across the wider West Midlands and national motorway network. Overall, the property occupies an established residential setting with good access to local amenities and transport links.

## Planning & Supporting Information.

The site benefits from full planning consent for 'Demolition of existing garages and the construction of eight dwellings with associated landscaping' dated 3rd June 2025 (Ref; 24/39255/FUL). A full info pack is available on request which includes the following:

- Decision Notice
- Plans & Elevations
- Supplementary Reports
- 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 & Values

The proposed scheme comprises the following:

Plot 1. 2 / 3 Bed Town House (80 sq.m)  
Est GDV. £270,000 Est Rental. £1,100 pcm  
Plot 2. 2 / 3 Bed Town House (80 sq.m)  
Est GDV. £270,000 Est Rental. £1,100 pcm  
Plot 3. 2 / 3 Bed Town House (80 sq.m)  
Est GDV. £270,000 Est Rental. £1,100 pcm  
Plot 4. 2 / 3 Bed Town House (80 sq.m)  
Est GDV. £270,000 Est Rental. £1,100 pcm  
Plot 5. 2 / 3 Bed Detached (80 sq.m)  
Est GDV. £270,000 Est Rental. £1,100 pcm  
Plot 6. 2 / 3 Bed Town House (80 sq.m)  
Est GDV. £270,000 Est Rental. £1,100 pcm  
Plot 7. 2 / 3 Bed Town House (80 sq.m)  
Est GDV. £270,000 Est Rental. £1,100 pcm  
Plot 8. 2 / 3 Bed Town House (80 sq.m)  
Est GDV. £270,000 Est Rental. £1,100 pcm

\*Figures assume 3 beds under permitted development.

Total GDV: £2,160,000

Total Annual Rent: £105,000 per annum

Any sizes / values 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.

## 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](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

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

### All Enquiries

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

Joe Boulton  
Assistant 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.



