

butters john bee ^{bjb}

land & new homes



19 The Parkway, Hanley, Stoke-On-Trent, ST1 3BB

Guide Price £275,000

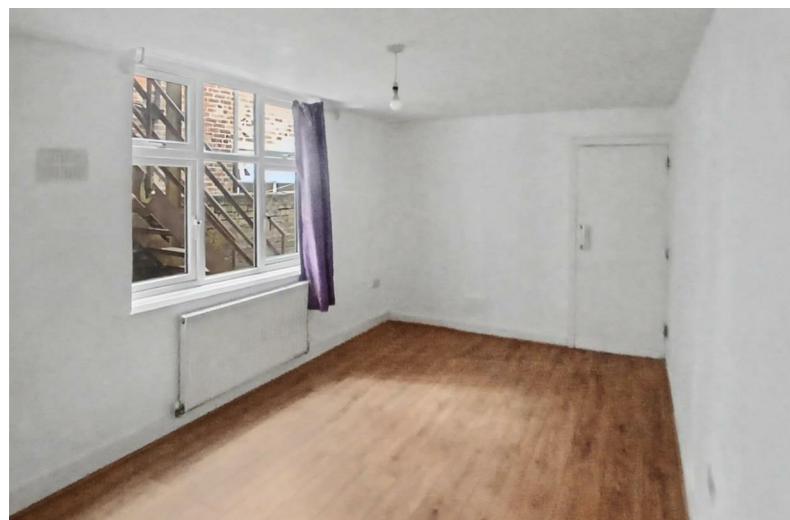
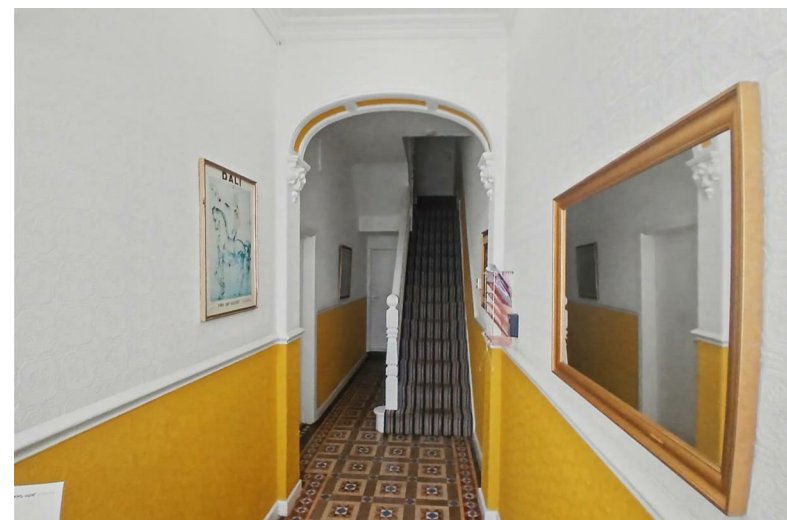
Freehold apartment block (5 Apartments)

Fully Tenanted with an annual income of £31,620

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



19 The Parkway

Hanley, Stoke-On-Trent, ST1 3BB

Guide Price £275,000



Description

The property comprises 5 self contained apartments, 4 are currently tenanted, with an annual income of £25,680.

Once the vacant apartment is let, income is estimated at £31,620.

Information regarding boilers, heaters and other appliances available on request.

Location

The property is located on the boundary of Hanley Park, with 3 apartments benefiting from park views.

A number of amenities are located nearby, including; Hanley town centre (1.4 Miles), Tesco Extra (0.8 miles), The Regent Theatre (0.9 Miles) and Festival Park (1.3 Miles).

The property is also conveniently situated near a number of large employers, including Bet 365 (1.9 Miles), University of Staffordshire (0.6 Miles), Royal Stoke University Hospital (2.6 Miles) and more.

Accommodation

The layout of the apartments is as follows;

Flat 1. Ground Floor - £6,900 Pa

Flat 2. Ground Floor - Vacant
(Est. rental value of £5,940 Pa)

Flat 2a. First Floor - £6,120 Pa

Flat 3. Second Floor - £6,420 Pa

Flat 4. Third Floor - £6,240 Pa

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 Stoke-On-Trent City Council <https://www.stoke.gov.uk/>.

Council Tax & EPC

All 5 apartments are council tax band A.

All 5 apartments have separate EPC ratings and are as below;

Flat 1 - D

Flat 2 - D

Flat 2a - E

Flat 3 - D

Flat 4 - E

Tenure.

Freehold - Subject to any existing Tenancies.

VAT.

All prices quoted by Butters John Bee are exclusive of VAT unless otherwise stated. We have been advised by our Client that VAT is NOT applicable, however 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 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.

All Enquiries

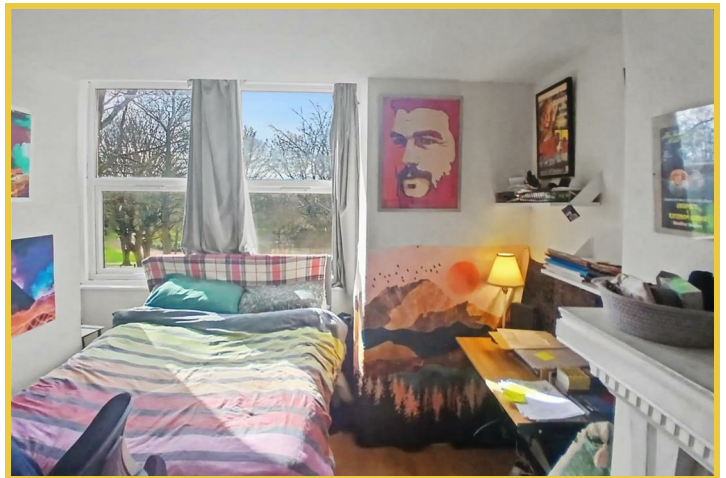
Joe Boulton

Assistant Land Manager
Land & New Homes Team
residential-land@bjbmail.com
01782 211147

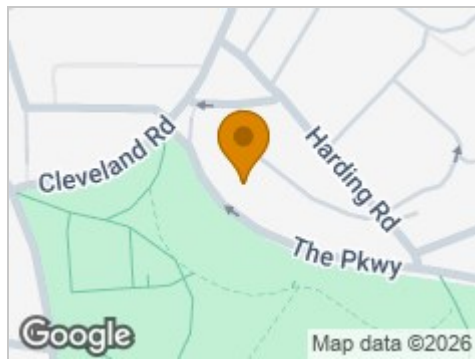
Margaret Tinsley
Land Administration & Business Support
Land & New Homes Team
residential-land@bjbmail.com
01782 211147

Looking for Land & Development Opportunities?

Please note that not all 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.