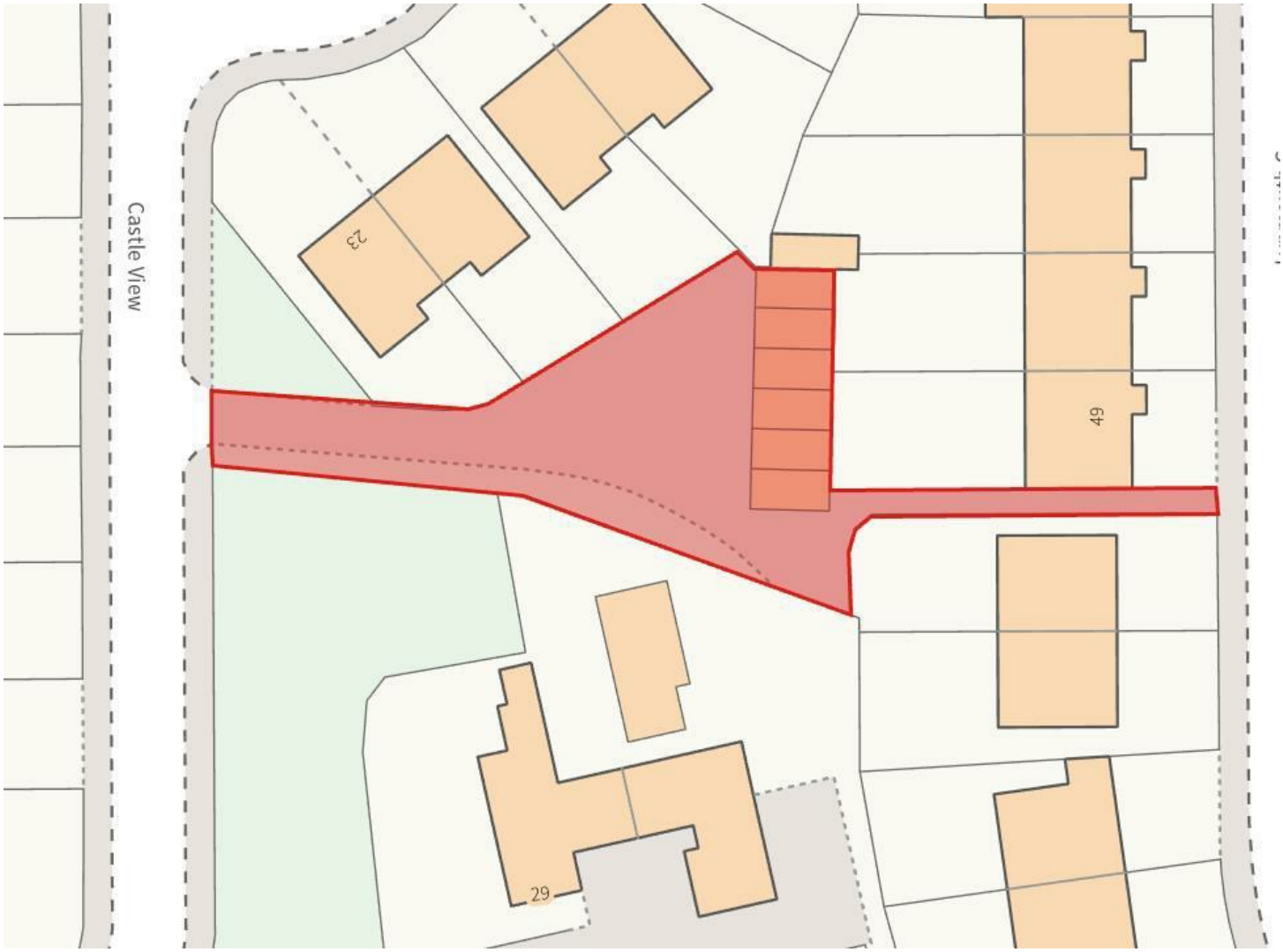
butters john bee bjb

land & new homes



Land & Garages at, Castle View, Biddulph, ST8 6LF

RICS Regulated by RICS

0.12 acre(s)

Guide Price £15,000

Land comprising 6 domestic garages
For sale on behalf of Your Housing Group
For Sale By Auction at 6.30 pm on Monday 26th October 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





Description
0.12 Acres of land comprising 6 domestic garages with potential for alternative uses subject to obtaining the appropriate planning consents.

Location
The land is located in the town of Biddulph approximately 9 miles north of Stoke-on-Trent and 5 miles south-east of Congleton, Cheshire. Biddulph is located on the A527, which provides strong links to Congleton in the North and Stoke-on-Trent in the south.

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 Staffordshire Moorlands - https://www.staffsmoorlands.gov.uk/.

Existing Tenancies & Rights of Way
The site will be sold with all existing Tenancies & Rights of way in place. For further details on this matter, please review the legal pack & seek advise from a solicitor.

Tenure.
Freehold - Subject to any existing Rights of way & Tenancies.

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.
Your Housing have agreed that existing garage tenants and adjoining occupiers will be given an opportunity to submit a Pre-Auction offer to buy the land prior to any formal marketing. If you wish to submit a formal offer, please do so via e-mail to residentialland@bjbmail.com alternatively, please call us on 01782 211147. Your offer must have been received by 4th September 2026. If no acceptable offers have been received then the property will be sold at auction on 26th October 2026.

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

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.

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.

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.

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.

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
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.

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.







