

butters john bee^{bjb}

land & new homes



179 Congleton Road, Talke, Stoke-On-Trent, ST7 1LS

Guide Price £117,000

0.11 acre(s)

4 Bedroom Semi-Detached House

Full Planning Consent for Conversion & Extension to Create 5 Apartments

For Sale By Auction at 6.30 pm on Monday 1st December 2025

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



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Description

A 4 bedroom semi-detached house with full planning permission for part conversion and part new build to create 5 apartments.

The property provides an excellent build to rent investment opportunity which may suit a number of end uses including assisted living.

Location

The land & property is situated along the well connected Congleton Road with easy access to both Kidsgrove and Scholar Green, offering a variety of local shops, cafés, pubs and everyday amenities. The area is well connected, with regular bus routes and nearby Kidsgrove railway station for convenient regional travel. Road links are a major advantage, with the A34 and A50 close by and swift access to the M6 motorway at Junction 16, for commuting to Stoke-on-Trent, Crewe and Manchester.

Planning & Supporting Information.

The site benefits from full planning consent for 'Conversion of existing dwelling and erection of extensions to create 5 no. apartment development' dated 25 July 2024 (Ref; 24/00245/FUL). A full info pack is available on request which includes the following:

- Decisions
- Plans
- Supplementary Reports
- 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 & Rental Value

The proposed scheme comprises the following:

Apartment 1 - 1 bedroom (42 sq.m) Estimated £600 pcm
Apartment 1. 1 bedroom (37 sq.m) Estimated £600 pcm
Apartment 1. 1 bedroom (53 sq.m) Estimated £600 pcm
Apartment 1. 2 bedroom (75 sq.m) Estimated £700 pcm
Apartment 1. 1 bedroom (37sq.m) Estimated £600 pcm

Total Estimated Annual Income - £37,500 per annum

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/>

EPC

The property has a current EPC rating of G and is valid until 08/09/2032.

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.

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.

Check the latest addendum at buttersjohnbee.com for any alterations or changes to the catalogue.

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.

Please refer to the auction pack in respect of any legal fees or search fees which may be due upon exchange or completion.

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.

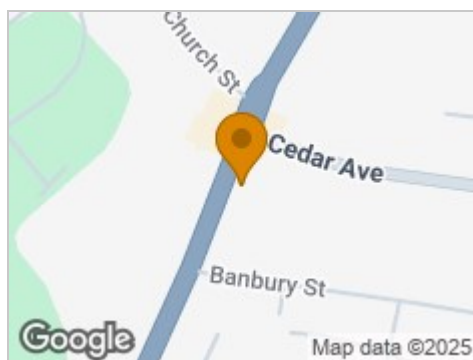
Viewings By Appointment with BJB Residential Land.

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Land & New Homes Team
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01782 211147

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.



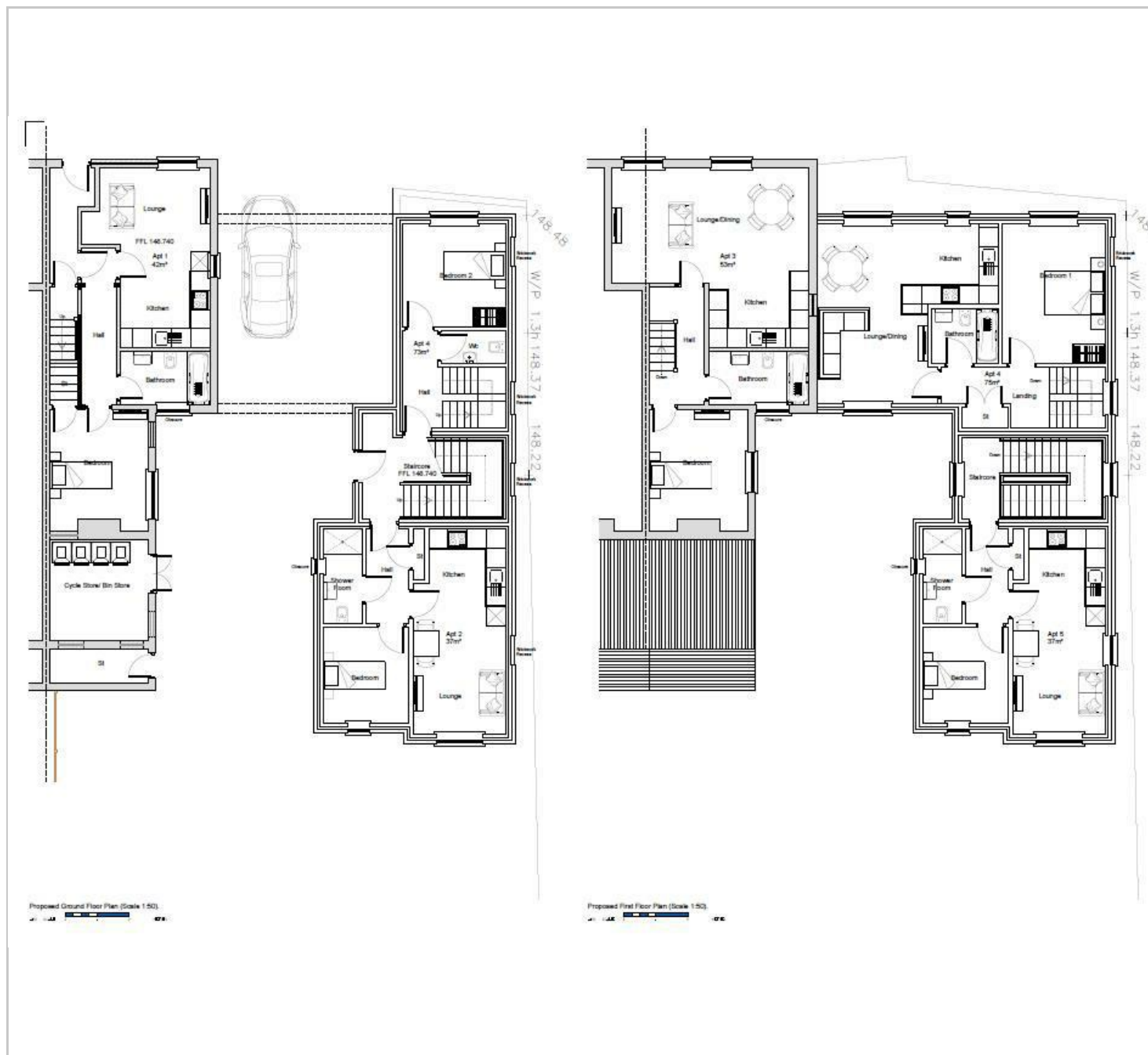
Road Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.