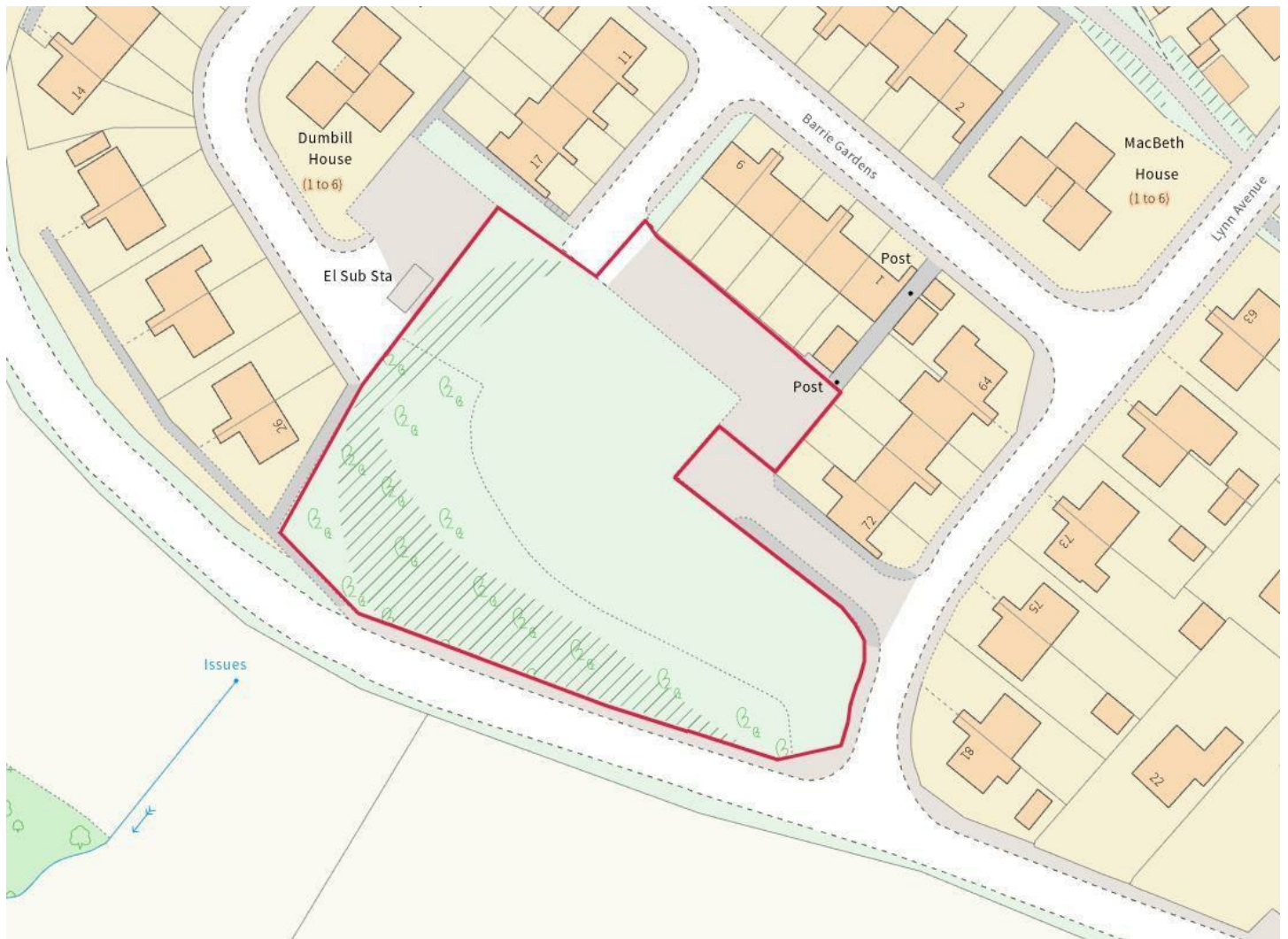


# butters john bee <sup>bjb</sup>

## land & new homes



Land at Barrie Gardens, Talke, Stoke-on-Trent, ST7 1PB

Guide Price £150,000

Residential Development Site  
Outline Planning Consent for 9 Houses  
For Sale on Auction Terms

**1.12 acre(s)**



# Land at Barrie Gardens

Talke, Stoke-on-Trent, ST7 1PB

Guide Price £150,000



## Description

Vacant land with outline planning consent for 8 x 3 bedroom semi-detached houses & 1 x 4 bedroom detached house.

## Location

The site is located in Talke village, a semi-rural settlement on the outskirts of Stoke-on-Trent. The site is located just 10 minutes drive from the town centres of Newcastle-under-Lyme & Hanley, where all major amenities can be found, including the Universities of Keele & Staffordshire. The site is located 3 miles from the A500, which offers wider connectivity to both the M6 North & South. Stoke-on-Trent station is the closest major transport hub for access to nationwide trains.

## Planning & Supporting Information.

The site benefits from outline planning consent for '9 residential dwellings, comprising 8no semi-detached (3 bed dwellings) and 1no detached (4 bed dwelling)' dated 24 October 2024 (Ref; 24/00253/OUT). A full info pack is available on request which includes the following:

- Site Plan
- Indicative floorplans & elevations
- BJB Comparable evidence
- Photos
- Consultee comments

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.

## GDV & Rental Values

The proposed scheme comprises the following:

- Plot 1. 3 bed semi - Est £230,000 & £1,100 pcm
- Plot 2. 3 bed semi - Est £230,000 & £1,100 pcm
- Plot 3. 3 bed semi - Est £230,000 & £1,100 pcm
- Plot 4. 3 bed semi - Est £230,000 & £1,100 pcm

- Plot 5. 4 bed detached - Est £320,00 & £1,400 pcm
- Plot 7. 3 bed semi - Est £230,000 & £1,100 pcm
- Plot 8. 3 bed semi - Est £230,000 & £1,100 pcm
- Plot 9. 3 bed semi- - Est £230,000 & £1,100 pcm

Estimated GDV: £2,160,000

Estimated Annual Income: £122,400

## Unit Sizes

- Plot 1. 3 bed semi-detached (120 sq.m / 1290 sq.ft)
- Plot 2. 3 bed semi-detached (120 sq.m / 1290 sq.ft)
- Plot 3. 3 bed semi-detached (120 sq.m / 1290 sq.ft)
- Plot 4. 3 bed semi-detached (120 sq.m / 1290 sq.ft)
- Plot 5. 4 bed detached (288 sq.m / 3100 sq.ft)
- Plot 7. 3 bed semi-detached (120 sq.m / 1290 sq.ft)
- Plot 8. 3 bed semi-detached (120 sq.m / 1290 sq.ft)
- Plot 9. 3 bed semi-detached (120 sq.m / 1290 sq.ft)

Total area: (1128 sq.m / 12141 sq.ft)

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.

## Tenure.

Freehold with vacant possession upon completion.

## Local Council

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

## 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.

## Post-Auction Offers.

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

## 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.

### Viewings

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

### All Enquiries

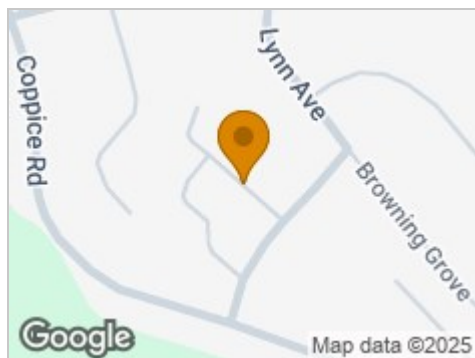
Alex Djukic BSc MSc  
Regional Land Manager  
Land & New Homes Team  
[residential-land@bjbmail.com](mailto:residential-land@bjbmail.com)  
01782 211147

### 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.



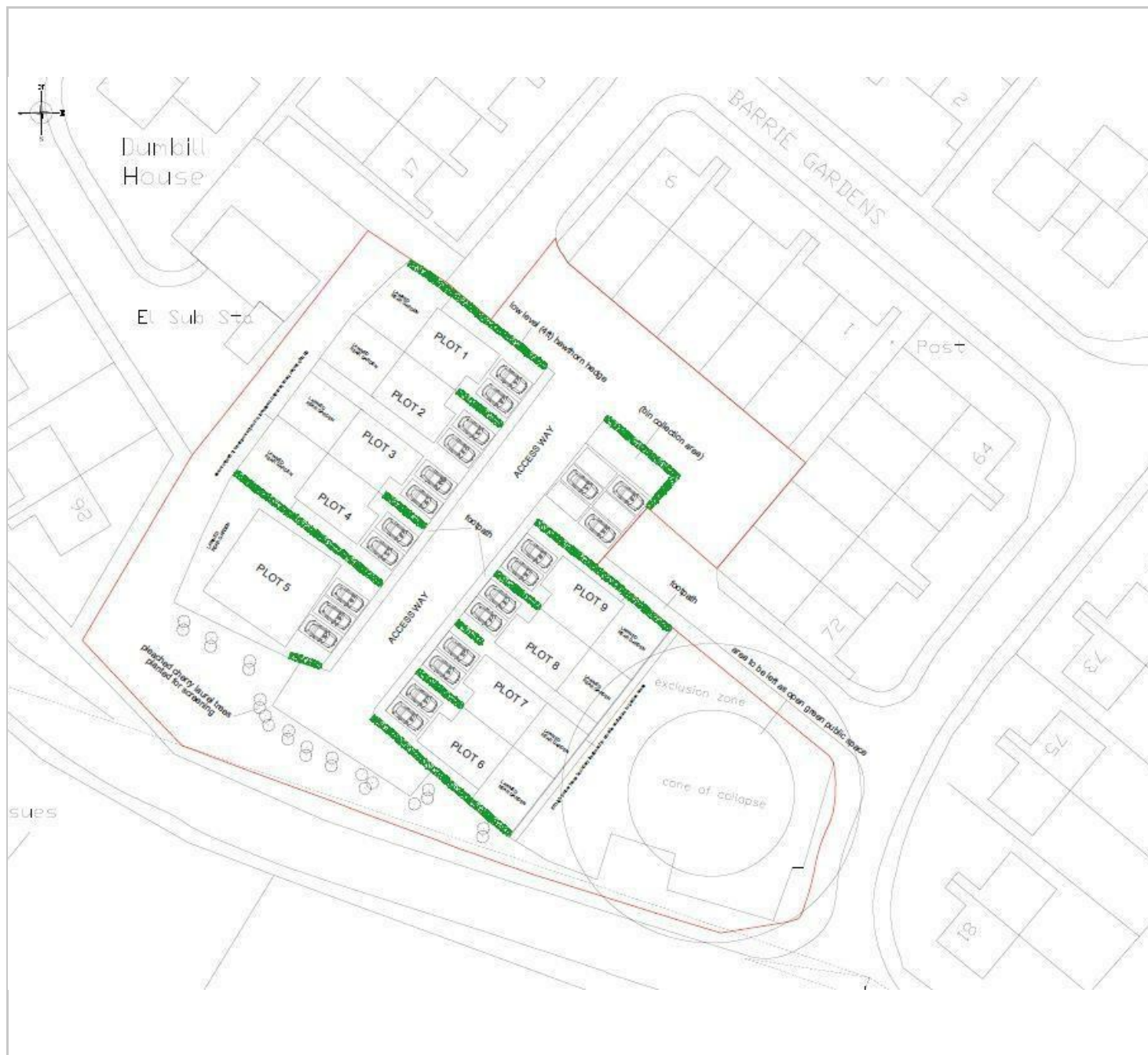
Road Map



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.