butters john bee bjb
land & new homes

Land at Knype Way, Newcastle-under-Lyme, ST5 8JL

0.43 acre(s)

Guide Price £40,000

Former Domestic Garage Site
Full Planning for 3 x 3 Bed Townhouses
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. 01782 211180. auction@bjbmail.com

RICS Regulated by RICS

Land at Knype Way

Newcastle-under-Lyme, ST5 8JL

Guide Price £40,000

Description
A former domestic garage site measuring 0.43 acres with full planning consent for 3 x 3 bedroom town houses.

Location
The site is located in Bradwell, a popular suburb of Newcastle-under-Lyme, located just 2.8 miles from the town centre, here all major amenities can be sourced including Newcastle Bus Station, which is the main bus interchange for connectivity to Crewe, Hanley, Stafford & Nantwich. The M6 Motorway is less than 2 miles away, for connectivity to Manchester & Birmingham to the south.

Planning & Supporting Information.
The site benefits from full planning consent for 'Construction of 3no. dwellings with associated landscaping' dated 09 Dec 2025 (Ref; 25/00803/FUL). A full info pack is available on request which includes the following:

- Plans & Elevations
- Decision Notice
- 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, GDV & Rental Values
The proposed scheme comprises the following:

Plot 1. 3 Bed Townhouse (85 sq.m / 914 sq.ft)
Est GDV: £200,000 & Est Rent: £1,000 pcm
Plot 2. 3 Bed Townhouse (85 sq.m / 914 sq.ft)
Est GDV: £200,000 & Est Rent: £1,000 pcm
Plot 3. 3 Bed Townhouse (85 sq.m / 914 sq.ft)
Est GDV: £200,000 & Est Rent: £1,000 pcm

Total Est GDV: £600,000

Toal Est Annual Rent: £36,000 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/.

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. 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.

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

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

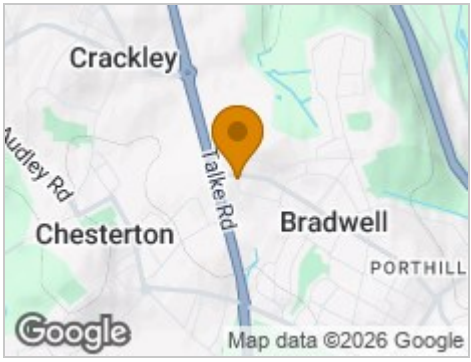
Looking for Land & Development Opportunities?

Please note that not all 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

75 The Strand, Longton, Stoke-on-Trent, ST3 2NS
Tel: 01782 211147 Email: Residential-Land@bjbmail.com www.buttersjohnbee.com