



Land at St Martins Road, Talke Pits, Stoke-on-Trent, ST7 1QR

Guide Price £2,000,000

3.16 acre(s)

Residential Development Site

3.16 Acres of Allocated Land

Indicative plans for 44 Dwellings with a pre-app response

Date for Offers: 26th February 2026



Land at St Martins Road

Talke Pits, Stoke-on-Trent, ST7 1QR

Guide Price £2,000,000



Description

3.16 acres of Agricultural land with an allocation for '40 Dwellings'. A positive pre-app response from Newcastle-under-Lyme Borough Council (Available upon Request) summarises;

'Subject to the status of the local plan, we would be supportive of the principle of residential development of the site subject to other key material considerations.'

The vendor is willing to listen to both conditional & unconditional proposals.

Location

St Martins Road is ideally positioned in the heart of Talke, offering a prominent residential setting with excellent access to everyday amenities. The site sits within a short distance of popular local schools, convenient shopping facilities, and the nearby retail parks at Talke and Kidsgrove. Commuters benefit from swift road links to the A34 and A500, connecting easily to Newcastle-under-Lyme, Stoke-on-Trent, and the wider Cheshire and Staffordshire road network.

Planning & Supporting Information.

The site at St Martins Road has been allocated for housing in the emerging local plan for Newcastle-under-Lyme.

An Info Pack is available on request but here are the key details of the allocation:

Policy ID: TK17

Use: Housing

Capacity: 40 dwellings

Site Area: 1.24 hectares

Key Development Considerations

For any development to go ahead, the council has outlined several requirements that need to be addressed. These

include:

Access - Main access to the site must be from St Martins Road.

Design - The development needs to be "landscape-led," meaning it should retain existing trees and hedgerows where possible and not be intrusive to surrounding views.

Heritage - A Heritage Impact Assessment is required due to the proximity of Harecastle Farmhouse, a Grade II listed building.

Assessments - Several assessments are needed, covering potential risks from coal mining, land contamination, noise from the nearby A34 and A500, and archaeological remains.

Infrastructure - The developer will need to provide and fund enhancements to local pedestrian/cycle routes and contribute financially to local schools, health facilities, and improvements at the Talke Signals junction.

Flood Risk - A sequential approach to development is required, prioritising areas with the lowest flood risk.

This allocation indicates that the council is in favour of residential development on this site in principle, provided these specific conditions are met.

Proposed Plans

The current owner has submitted a pre-app to Newcastle Borough Council for a scheme of 44 Dwelling as detailed below;

- Type 1 - 3 Bed - 106 Sq.m / 1140 Sq.ft - 15 Units
- Type 2 - 2 Bed - 72 Sq.m / 775 Sq.ft - 23 Units
- Type 3 - 2 Bed - 79 Sq.m / 850 Sq.ft - 6 Units

Total - 44 Units

Sales Values

The estimated GDV for the proposed scheme is £9,110,000
- This includes an allocation of 10 units for S106.

Comparable evidence of local New Homes sales is contained within the property information pack which is available upon request.

Informal Tender

Formal Offers are invited by 26th February 2026

Local Council

The site is located in the Council district of Newcastle-under-Lyme Borough Council - <https://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.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to the auction.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the sale / purchase of the property.

Viewing

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

All Enquiries

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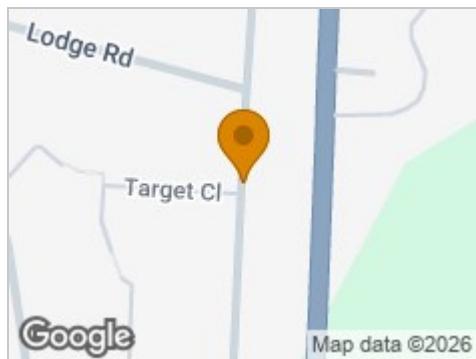
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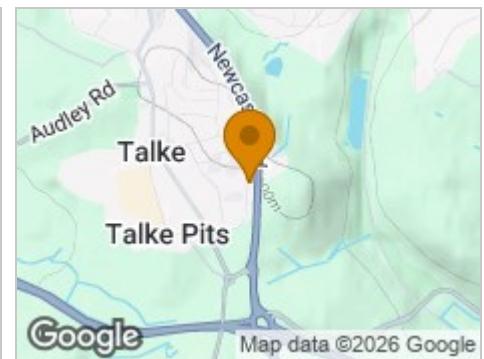
Road Map



Hybrid Map



Terrain Map



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