

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

land & new homes



Land Adj. No.21, Fraser Street, Stoke on Trent, ST6 2DP

**Guide Price £10,000**

0.026 Acre of vacant land

Potential for Alternative Uses subject to obtaining necessary planning consents

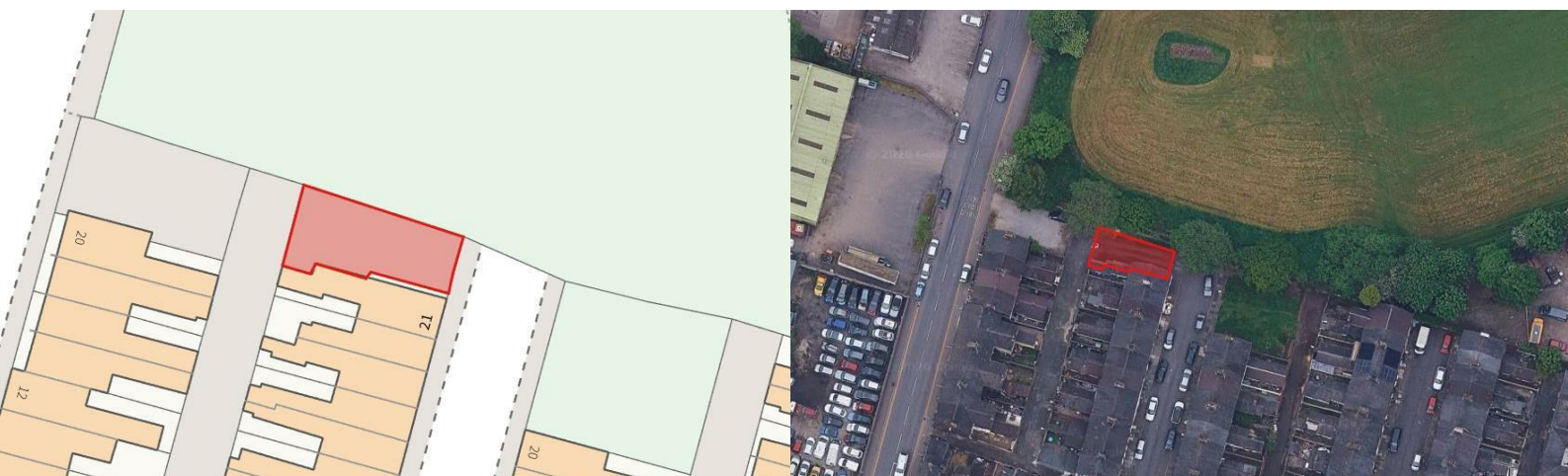
For Sale By Auction at 6.30 pm on Monday 1st June 2026

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](mailto:auction@bjbmail.com)



**0.03 acre(s)**



## Description

0.026 Acre of land with potential for alternative uses (Subject to planning).

## Location

The land is located in an established residential area, just 1.1 miles from Hanley town centre, with local amenities within a mile, such as Co Op foods, local cafes and pubs. The area is well served by local bus routes, offering transport to Hanley, Sneyd Green, and Cobridge. Stoke-on-Trent railway station is 3.5 miles away, offering regional and national rail connections. Road connections are available via the A500 dual carriageway and the M6 Motorway, facilitating access to the wider Midlands and national road networks.

## 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 Stoke-on-Trent City Council <https://www.stoke.gov.uk/>

## Tenure.

Freehold with vacant possession upon completion.

## VAT.

All prices quoted by Butters John Bee are exclusive of VAT unless otherwise stated. We have been advised by our Client that VAT is NOT applicable, however 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](mailto: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](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.

## 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

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## 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.

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.

