

butters john bee^{bjb}

land & new homes

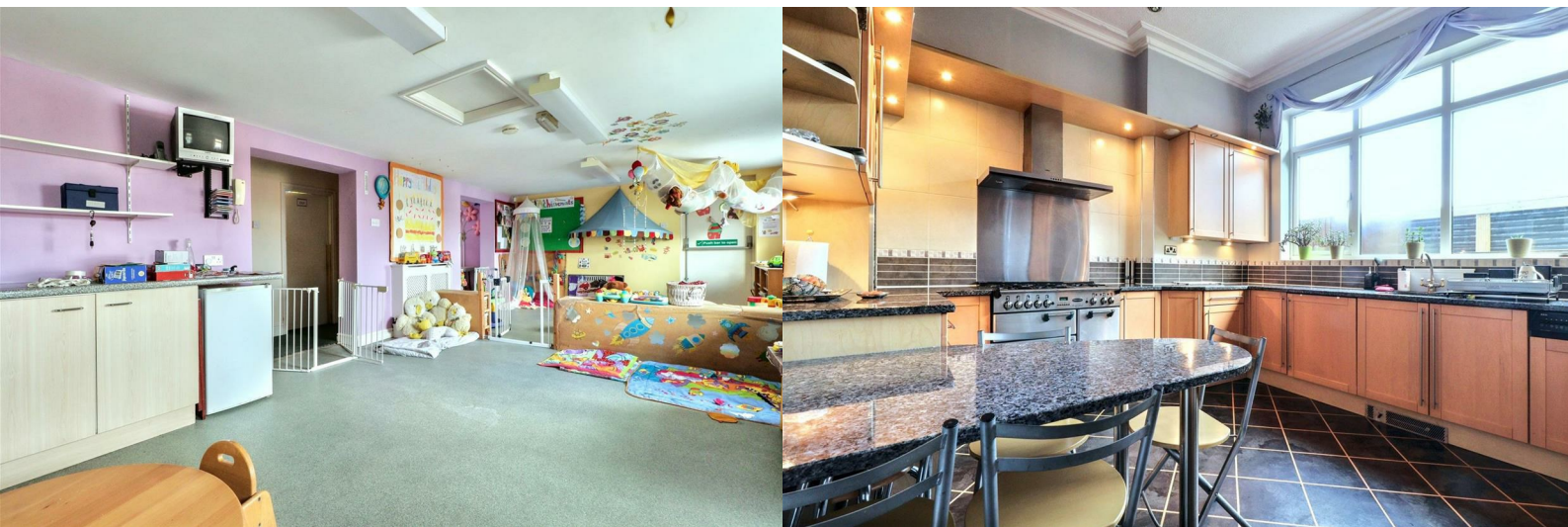


5 Porthill Bank

Newcastle-under-Lyme, ST5 0LR

Asking Price £550,000

4736.00 sq ft



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Description

A unique opportunity to purchase a spacious mixed use premises which includes a 4 bedroom detached house with lounge, dining room, kitchen, downstairs wc, 4 bedrooms (one having en-suite) and a family bathroom. The rear of the property is a two storey children's nursery with playrooms, kitchen, toilet facilities, office and external covered play area. The property benefits from 2 entrance gates, a double garage and parking for approx 10 vehicles. The children's nursey was run as a family business with Ofsted permission for 35 children and ceased operations approximately 7 years ago.

The property is suitable for a number of alternative uses subject to gaining the appropriate planning approval, inc. full conversion to a commercial or residential premises.

Location

The property is located in Porthill, a popular residential suburb of Newcastle-under-Lyme. The property is conveniently located just 2.3 miles from Newcastle Town Centre & 2.8 miles from the City Centre of Stoke-on-Trent, Hanley, where full range of amenities can be sourced including Tesco Extra, The Potteries Shopping Centre and Festival Park Retail Park. The Property is also located just 3 miles from Royal Stoke University Hospital. The arterial A500 road is less than a mile from the property which provides wider connectivity across the city and to Junction 15 & 16 of the M6 Motorway. For travel via Train, Stoke-on-Trent railway station services the city of Stoke-on-Trent, on the Stafford to Manchester branch of the West Coast Main Line.

Accommodation

Ground Floor

Entrance Hall

Lounge : 208 sq ft (19.32 sq m)

Dining Room : 164 sq ft (15.21 sq m)

Kitchen : 143 sq ft (13.32 sq m)

Utility : 40 sq ft (3.75 sq m)

First Floor

Bedroom 1 : 178 sq ft (16.56 sq m) with en-suite

Bedroom 2 : 164 sq ft (15.21 sq m)

Bedroom 3 : 164 sq ft (15.2 sq m)

Bedroom 4 / Study : 86 sq ft (7.98 sq m)

Family Bathroom : 56 sq ft (5.2 sq m)

Childrens Nursery

The nursery can be accessed internally from the house or separately from the side of the building.

Ground Floor

Entrance

Playroom : 487 sq ft (45.2 sq m)

Childrens toilets

Kitchen : 145 sq ft (13.5 sq m)

Disabled w.c.

First Floor

Playroom : 487 sq ft (45.2 sq m)

Office : 39 sq ft (3.6 sq m)

Office : 19 sq ft (1.76 sq m)

w.c.

Services

All mains services are available subject to any reconnection which may be necessary.

Planning & Supporting Information.

The property has previous planning approval for 'Change of use of part of dwelling and alterations and extension to form a day nursery ref: 02/00271/FUL' & 'Detached double garage ref: 94/00146/FUL' which have both been implemented by the current owners.

The property may have potential for alternative uses subject to the necessary planning permission and consents. It is important that prospective purchasers ensure they have inspected the property and rely upon their own enquiries, assessments and due diligence with regards to its current and potential uses.

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.

Rating

The VOA website advises the rateable value for 1st April 2023 to present is £15,750. The standard non-domestic business rates multiplier is 54.6p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

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.

EPC

Energy Performance Certificates:

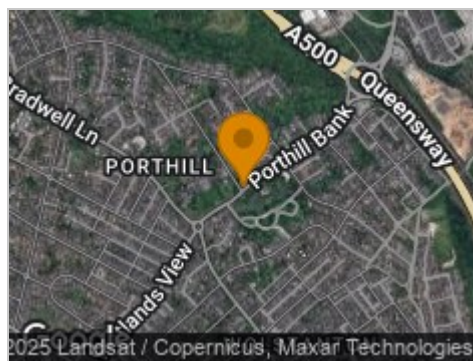
Children's nursery - C
House - D



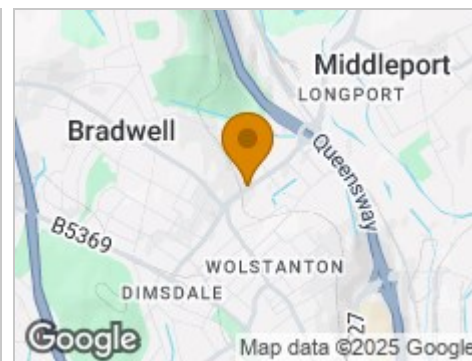
Road Map



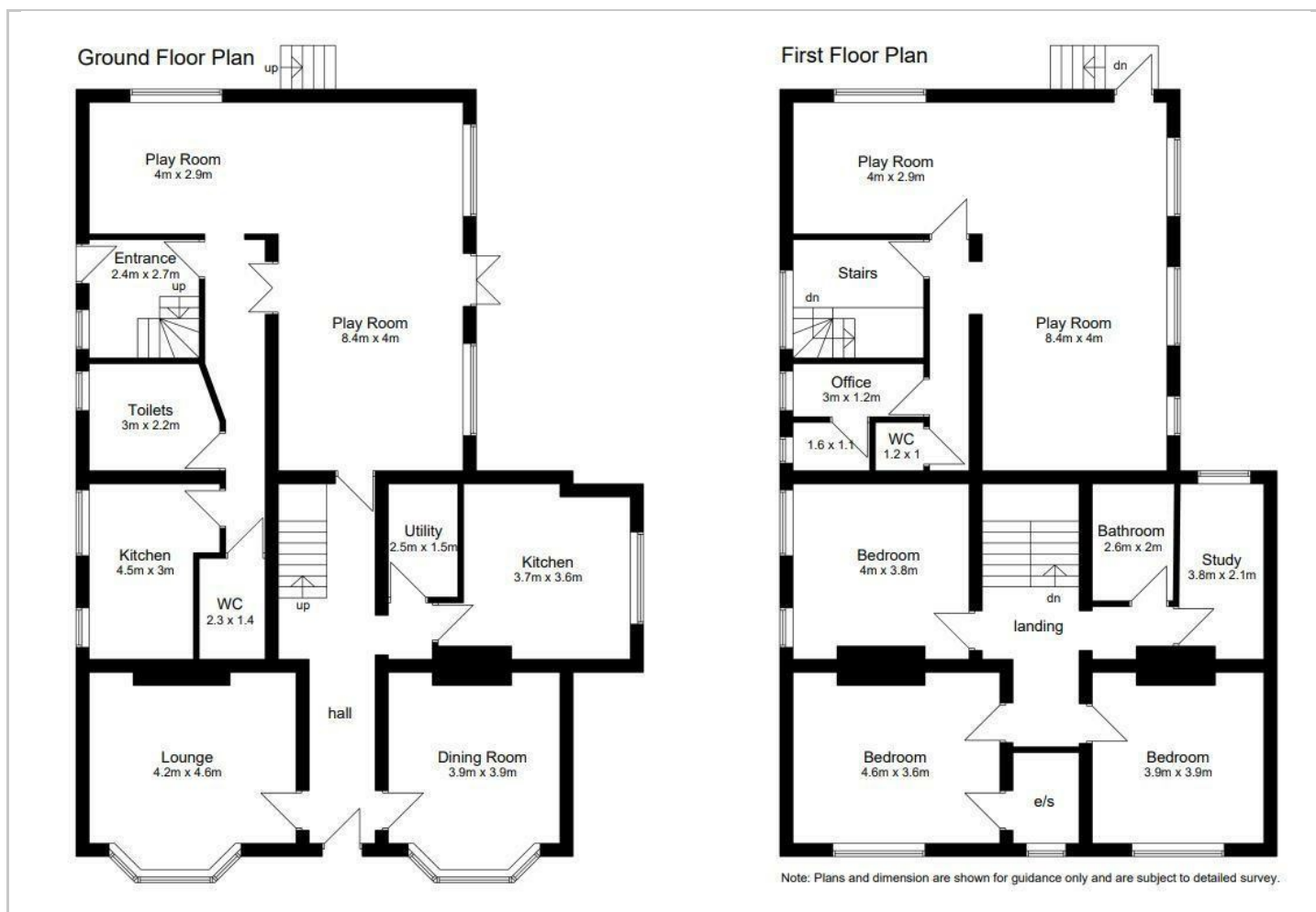
Hybrid Map



Terrain Map



Floor Plan



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.

Legal Costs - Sale

Each party is responsible for their own legal costs in respect of the sale of this premises.

Viewing

Strictly by appointment via bjb commercial. Telephone 01782 212201 or email commercial@bjbmail.com. Opening hours are 9.00-5.30pm, Monday to Friday.

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.

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