



Land at Albert Street, Burton-on-Trent, DE14 2LP

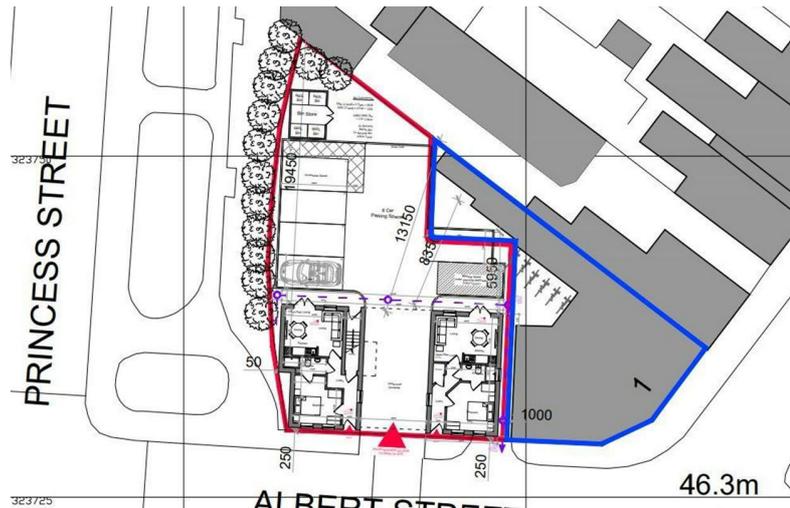
Guide Price £75,000

**0.10 acre(s)**

Pre-Auction offers are to be received by 12.00 on Tuesday 15th October 2024



Storage Yard  
Expired Outline Planning Consent for 5 Apartments  
For Sale By Auction at 6.30pm on Monday 21st October 2024  
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)



# Land at Albert Street

Burton-on-Trent, DE14 2LP

Guide Price £75,000



## Description

Town Centre storage yard with potential for alternative uses subject to obtaining the appropriate planning consent. The site has an expired outline planning consent for 5 apartments.

## Location

The site is located just 0.5 miles from Burton-on-Trent town centre. Here a full range of amenities can be sources including Sainsbury's & Coopers Square Shopping centre. The A38, which bypasses the town, connects Burton to Birmingham and Derby. The A444 links traffic to Coventry and the M42 motorway and the A511 links traffic to Leicester. The town is served by Burton-on-Trent railway station, which is accessed from the bridge on Borough Road. The station is situated on the Cross Country Route between the principal cities of Derby and Birmingham.

## Planning & Supporting Information.

The site has an expired planning outline consent for 'a detached building comprising 5 apartments' (Ref; P/2019/00276). A full info pack is available on request which includes the following:

- Decision Notice
- Photos
- BJB Comparable Evidence
- Plans & Elevations

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

The proposed scheme comprises the following:

- Apartment 1 - 1 Bedroom (38 sq.m / 409 sq.ft) - Est £100,000 / £650 PCM
- Apartment 2 - 1 Bedroom (38 sq.m / 409 sq.ft) - Est £100,000 / £650 PCM

- Apartment 3 - 2 Bedroom (64.6 sq.m / 695.3 sq.ft) - Est £135,000 / £800 PCM
- Apartment 4 - 2 Bedroom (48.7 sq.m / 524.2 sq.ft) - Est £120,000 / £800 PCM
- Apartment 5 - 2 Bedroom (58.1 sq.m / 625.3 sq.ft) - Est £130,000 / £800 PCM

Total estimated GDV - £585,000

Total estimated annual Income - £44,400

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.

## 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 £1,000 plus 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

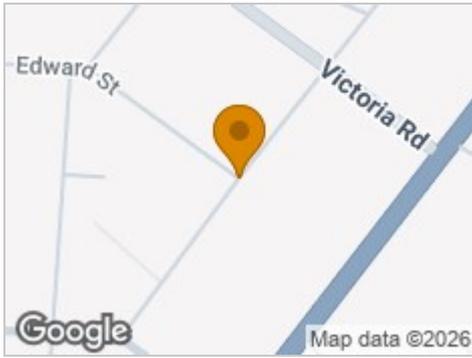
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Land & New Homes Team  
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01782 211147

### 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.



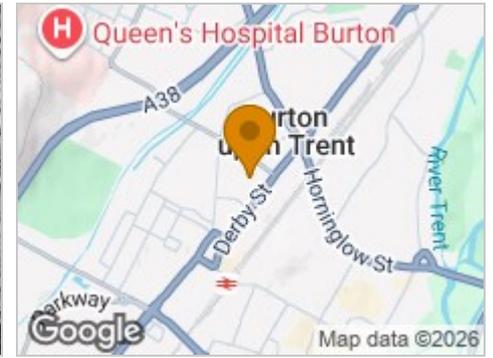
## Road Map



## 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.