

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

## land & new homes



Former Royal Oak, High Street, Cheadle, ST10 1AN

Guide Price £225,000

Former Public House & Hotel with Large rear Car Park

Potential for alternative uses (Subject to necessary planning consents)

For Sale By Auction

Contact the Auction Team to Register: 0800 090 2200 or [auction@bjbmail.com](mailto:auction@bjbmail.com)



# Former Royal Oak, High Street

Cheadle, ST10 1AN

Guide Price £225,000



## Description

The property comprises the Grade II listed former Royal Oak Pub which measures approximately 623 Sq. m (6705 Sq. ft) Gross internal area. The property sits on a total site area of 0.29 acre and comprises approximately 26 car parking spaces which have previously generated an income stream, however, the owner has not actively sought to maintain this.

Full planning consent was granted for the conversion of existing public house/hotel into 10 apartments and two offices on part of the ground floor in 2015 which has subsequently expired.

The property may have potential for alternative uses subject to gaining the necessary planning consents.

## Location

The property occupies a prominent position on the high street within the market town of Cheadle, providing convenient access to a range of amenities including independent retailers, public houses, cafes and supermarkets. Furthermore, the property benefits from excellent road connectivity via the A521 and A50, which provide links to Stoke-on-Trent and the wider region.

## Planning & Supporting Information.

A planning application for 'Conversion of existing public house/hotel into 10 apartments and two (B1) offices on part of the ground floor and demolition of brick lean-to on the rear elevation' was approved 12/10/2015 (Ref; SMD/2014/0789).

A more recent application for "Proposed conversion of existing public house/hotel into 9 apartments" was refused at appeal on 15th January 2024 (ref; Ref: APP/B3438/W/22/3308406). The renewed application looked to implement additional residential; units on the ground floor, which the local authority deemed unacceptable as 'proposals for residential use at ground floor level in primary shopping frontages will not be supported'.

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.

The property comprises the following;

Former Public House & hotel - 623 Sq. m / 6705 Sq. ft (Gross internal area)

Parking space to the rear - 652 Sq. m / 0.166 Acre

Any sizes / measurements 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 Staffordshire Moorlands District Council - <https://www.staffsmoorlands.gov.uk/>

## Business Rates & EPC

The current Rateable Value for the property is £7,700.

Our client informs us that business rates are not due on this property as it is a listed building.

The property has an expired EPC of D.

## 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 in 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

Tel: 01782 211147

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

Strictly By Appointment with the BJB Land & New Homes Team.

### All Enquiries

Alex Djukic BSc MSc  
Regional Land Manager  
Land & New Homes Team  
[residential-land@bjbmail.com](mailto:residential-land@bjbmail.com)

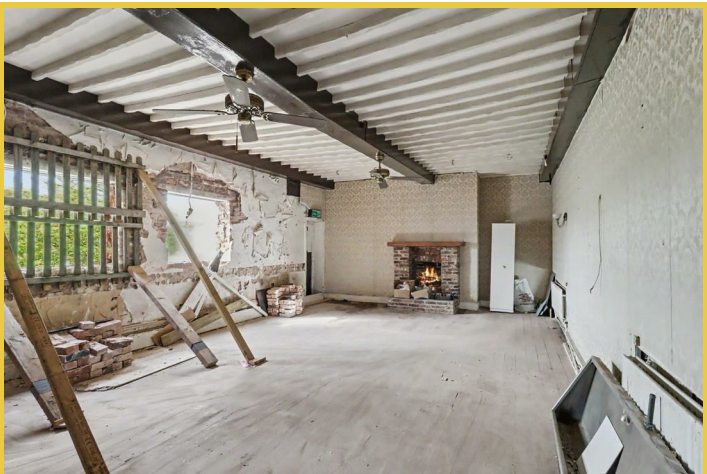
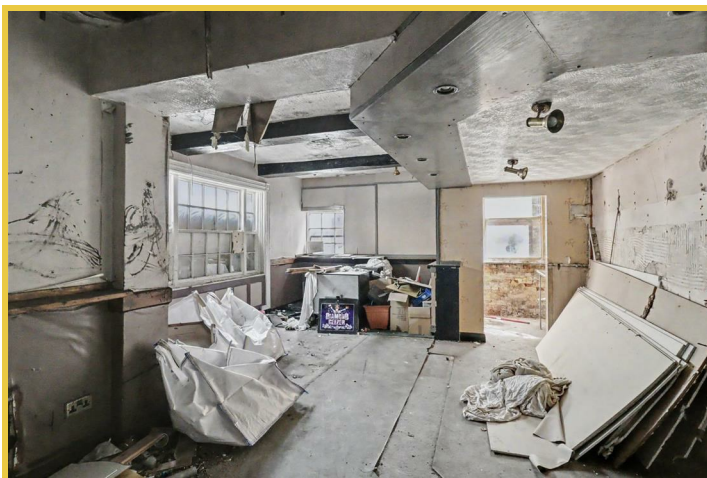
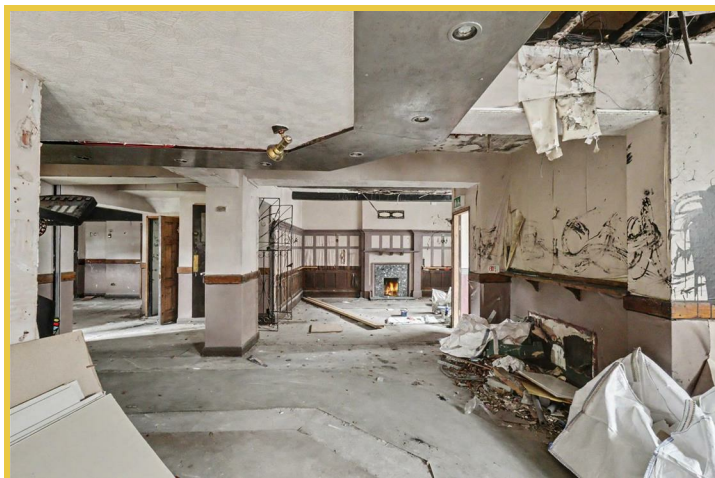
01782 211147

Joe Boulton  
Assistant Land Manager  
Land & New Homes Team  
[residential-land@bjbmail.com](mailto:residential-land@bjbmail.com)  
01782 211147

Margaret Tinsley  
Land Administration & Business Support  
Land & New Homes Team  
[residential-land@bjbmail.com](mailto: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](mailto:residential-land@bjbmail.com) or call the Land & New Homes team to discuss your requirements.



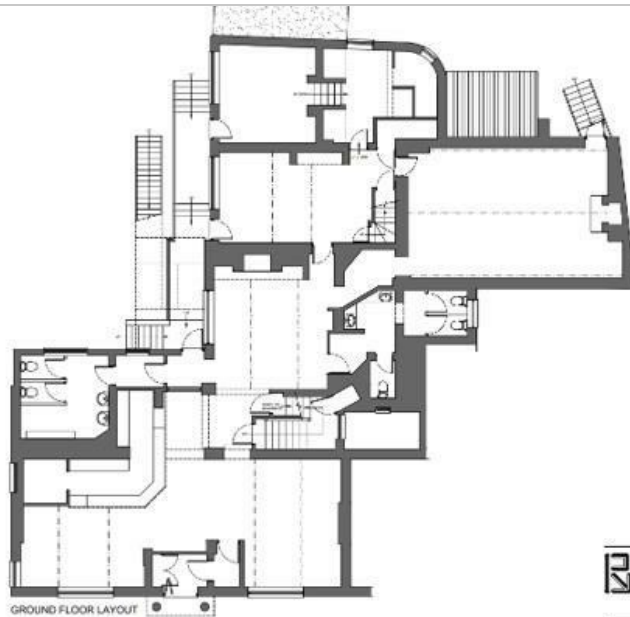
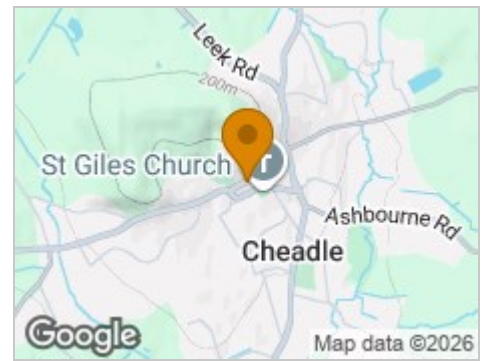
Road Map



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.