



Westward Ho Peggys Bank, Stoke-on-Trent, ST7 8RH

Guide Price £180,000

Three bedroom detached property in need of modernisation.

1 of 3 lots available at the same address.

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)

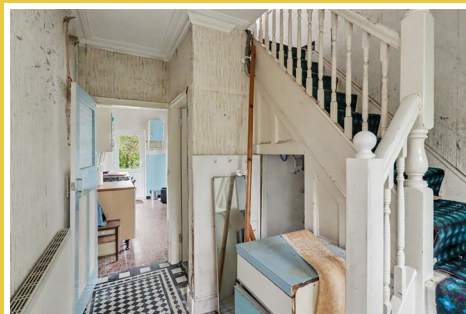
**0.20 acre(s)**



# Westward Ho Peggys Bank

Stoke-on-Trent, ST7 8RH

Guide Price £180,000



## Description

This three-bedroom detached house presents an excellent opportunity for buyers seeking a property with significant potential. Situated in a desirable location with panoramic views across the surrounding countryside, the home offers generous living space and a flexible layout, making it ideal for families, investors, or those looking to create their dream home.

The property comprises three well-proportioned bedrooms, spacious reception areas, and a kitchen with scope for modernisation. While requiring some updating, it provides a solid foundation and ample opportunity to add value through renovation or extension (subject to the necessary permissions).

Externally, the property benefits from a substantial plot and double garage, offering plenty of outdoor space for landscaping, or leisure use. With its combination of space, location, and future possibilities, this property represents a rare and exciting opportunity not to be missed.

The property is 1 of 3 lots available at Auction on 1st June - the vendor is willing to listen to pre-auction offers on each lot or the entire property - please get in touch for further information.

## Location

The subject property is situated within the semi-rural locality of Wood Lane, on the edge of the Audley and Bignall End area in Newcastle-under-Lyme, Staffordshire. The immediate surroundings comprise a small number of residential dwellings set along a quiet country lane, with a predominantly low-density, village-style property mix. Day-to-day amenities are available within nearby Wood Lane and Audley, offering local shops, public houses and services, while more extensive retail and leisure facilities can be found in Newcastle-under-Lyme and Stoke-on-Trent. The area is well served by local schooling, including primary provision within walking distance and secondary schools such as Sir Thomas Boughey Academy approximately 0.8 miles away. Transport links are convenient, with regular bus services accessible within a short walk and rail connections available from Longport and Kidsgrove stations approximately 2.5 miles away, providing routes to wider regional centres. Road connectivity is good, with access via local routes to the A500 and onward connections to the M6 motorway, facilitating travel across Staffordshire and the wider Midlands

## 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.

## Accommodation

Ground Floor;

Kitchen - 3m x 2.4m  
Reception 1 - 3.2m x 4.1m  
Reception 2 - 3.2m x 3  
Hall  
W/c

First Floor;

Bedroom 1 - 4.1m x 3.2m  
Bedroom 2 - 3.2m x 3.4m  
Bedroom 3 - 2.4m x 3.0m  
Shower - 2.1m x 1.3m  
W/c

Total Floor Area = 84 sq.m

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 Newcastle-under-Lyme Borough Council <http://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. All interested parties should make their own enquiries to satisfy themselves with the VAT position.

## 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.

## EPC

The property has a current EPC rating of D and is valid until 2036.

## 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.

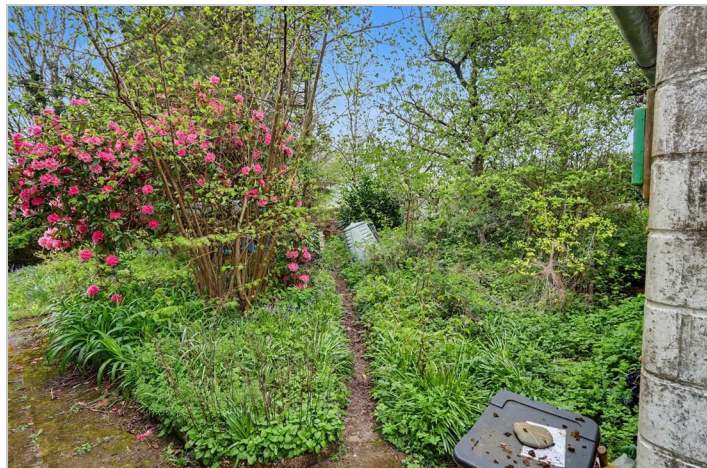
## Viewings

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)  
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Margaret Tinsley  
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Land & New Homes Team  
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01782 211147



## Road Map



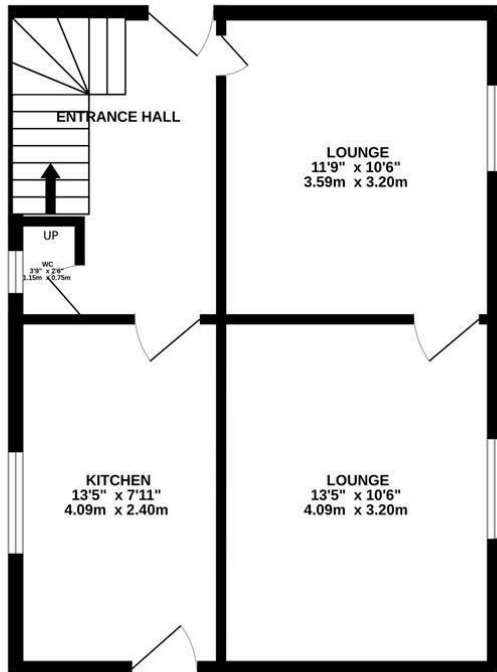
## Hybrid Map



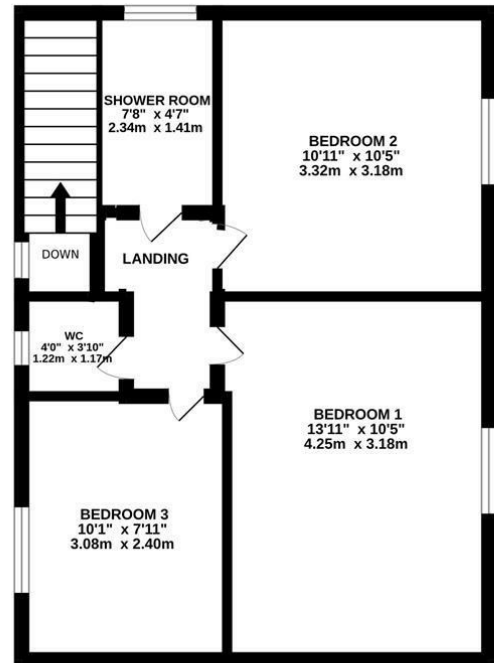
## Terrain Map



GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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