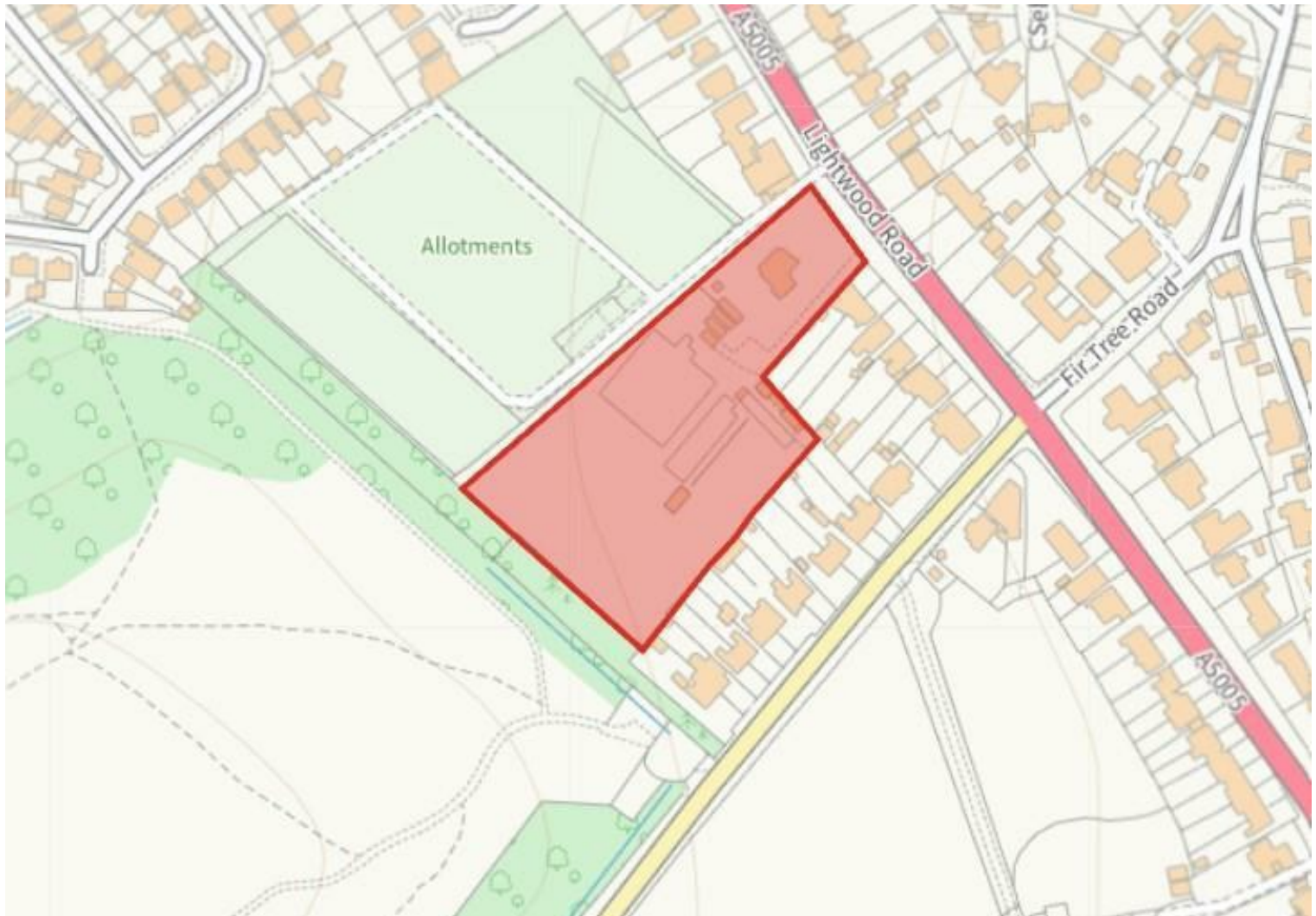


# butters john bee <sup>bjb</sup>

## land & new homes



Bungalow & Land at Lightwood Road, Stoke on Trent, ST3 7EW

Guide Price £400,000

**2.43 acre(s)**

Formerly Garden Nursery

Potential Grey Belt Residential Development Site (Subject to Planning)

\*\*\*The bungalow is unlikely to be mortgageable due to structural issues \*\*\*

For Sale By Auction at 6.30 pm on Monday 13th July 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)



# Bungalow & Land at Lightwood Road

Stoke on Trent, ST3 7EW

Guide Price £400,000



## Description

Bungalow in need of renovation with land to the rear previously used as a garden nursery. The glasshouses and outbuildings remain in place with the remainder of the land heavily overgrown. The land has a semi-rural feel being bordered by allotments and Florence Country Park.  
Bungalow Plot: 0.57 Acre + Nursery Land: 1.86 Acre  
Total Site Area: 2.43 Acres

## Location

The land is located in an established residential area on the southern most fringe of the North Staffordshire conurbation with excellent commuter links via the A50. Travelling Distances are as follows:

Longton Town Centre: 1.3 miles / 4 min drive  
Local Amenities & Pub at Florence: 0.5 mile / 10 min walk  
Tesco at Meir Park: 2.4 miles / 7 min drive  
Stone Town Centre: 5.8 miles / 11 min drive  
JCB at Rocester: 16 miles / 28 min drive

## 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 residential development under the "Grey Belt" policy. A full info pack is available on request which includes a Planning Report showing two potential schemes for residential development on the site - one for 18 units and one for 22 units. The conclusion of the report is as follows: The above Planning Assessment has concluded that the front part of the site lies within the settlement boundary and can be defined as brownfield. It is accepted that the main body of the site lies within Green Belt, but that the recent changes to the NPPF allows this part of the site be considered as Grey Belt. Notwithstanding the discussion surrounding the above definitions, there is the potential to create an attractive housing development which will bring forward much needed affordable and market dwellings to address the Council's current Housing Land Supply shortfall. Furthermore, the development allows for a significant provision of greenspace with the retention of the existing trees and appropriate BNG improvements. Roy Spruce, Managing Director, Picea Design Ltd. Notwithstanding this above, 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.

## Structural Issues

The bungalow has severe cracking / structural issues and is unlikely to be mortgageable.

## 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 unable to confirm if VAT will be applicable on the sale therefore we recommend that all interested parties 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 £3,600 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.

## Addendum.

Check the latest addendum at [butterjohnbee.com](http://butterjohnbee.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

Tel: 01782 211147

[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.

### 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.

### 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. Please note that our client is an elderly gentleman, so please do not arrive without an appointment

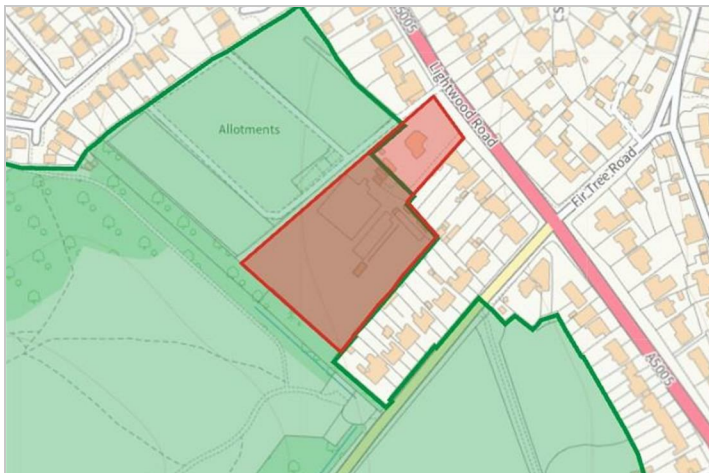
### All Enquiries

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Director - Residential Land  
Land & New Homes Team  
[residential-land@bjbmail.com](mailto:residential-land@bjbmail.com)  
01782 211147

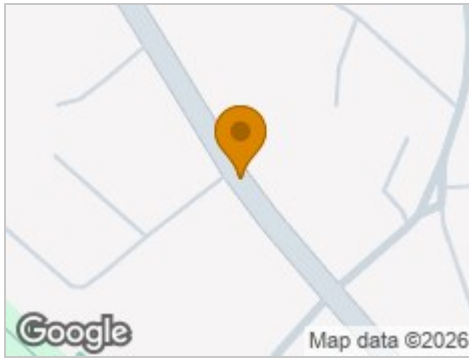
Alex Djukic BSc MSc  
Regional Land Manager  
Land & New Homes Team  
[residential-land@bjbmail.com](mailto:residential-land@bjbmail.com)  
01782 211147

### 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.



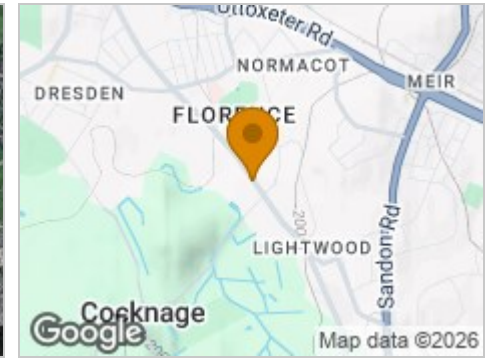
## Road Map



## 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.