

butters john bee^{bjb}

land & new homes



15 Hill Street, Stoke-on-Trent, ST4 1NL

Guide Price £290,000

Former office building

Full planning permission for conversion to sheltered housing (7 units)

For Sale By Auction at 6.30 pm on Monday 14th September 2026

at the Double Tree By Hilton Hotel, Festival Park, Stoke-on-Trent, ST1 5BQ

Contact the Auction Team to Register:

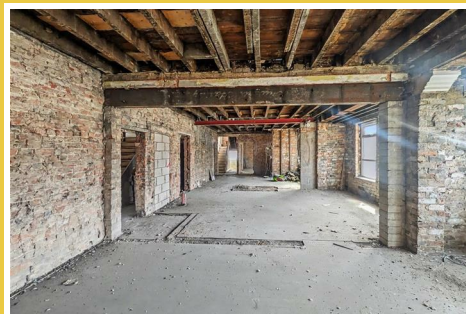
0800 090 2200 or auction@bjbmail.com



15 Hill Street

Stoke-on-Trent, ST4 1NL

Guide Price £290,000



Description

A 318 sq. m town centre former office premises. The property has been fully stripped and the structural remediation has been completed (Including internal steels) placing the property in prime position for its next purpose.

Planning permission has been granted for a change of use to "sheltered Housing" (7 Units) with a letter of support received and heads of terms agreed. Formal lease talks underway to a national registered housing provider. Further details are available upon request.

Location

The property is located in Stoke town centre, less than 50m from the high street, where all local major amenities can be sourced including a Sainsburys supermarket. Staffordshire University and Royal Stoke Hospital are both located less than a mile away, thus making the property prime for residential conversion for the rental market. Stoke-on-Trent Railway Station is 0.6 miles away for nationwide travel. The arterial A500 is located within 500m of the subject property which provides wider connectivity to the M6 Motorway.

Local Council

The site is located in the Council district of Stoke-on-Trent City Council
- <https://www.stoke.gov.uk/>

Planning & Supporting Information.

The property benefits from full planning permission for "Conversion of existing building to provide C3 use (Sheltered Housing)" Approved: 12/06/2026 - Ref: 25/FUL/00896

The proposed scheme comprises;

- Unit 1 - 1 Bedroom Self Contained Unit - 43 Sq. m
- Unit 2 - 1 Bedroom Self Contained Unit - 45 Sq. m
- Unit 3 - 1 Bedroom Self Contained Unit - 43 Sq. m
- Unit 4 - 1 Bedroom Self Contained Unit - 41 Sq. m
- Unit 5 - 1 Bedroom Self Contained Unit - 40.5 Sq. m
- Unit 6 - 1 Bedroom Self Contained Unit - 39 Sq. m
- Unit 7 - 1 Bedroom Self Contained Unit - 40 Sq. m
- Staff Office - 19 Sq. m
- Communal Space (hallways, Stairwells, Landing Etc) - 27 Sq. m

A full info pack is available on request which includes the following:

- Heads of Terms with the Registered provider - Lease Negotiations are still underway.
- Planning documents and supporting information.

- Letter of Support from the local council.

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.

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.

Rating

Rateable value: £24,250

Floor area: 318 m2

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

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. 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 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 or contact the Auction Team on 0800 090 2200 or 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

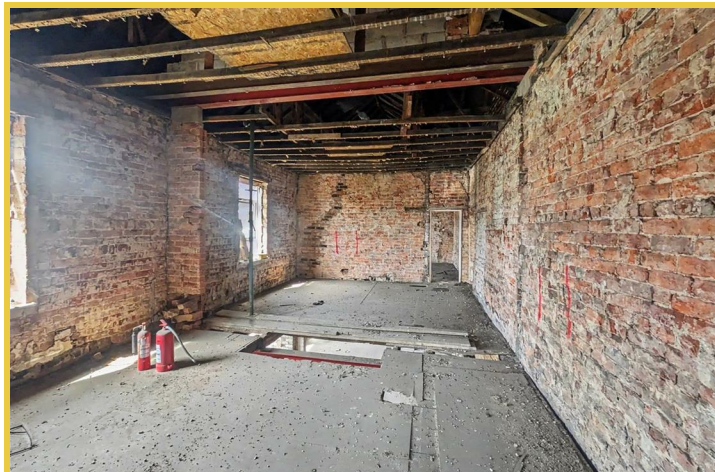
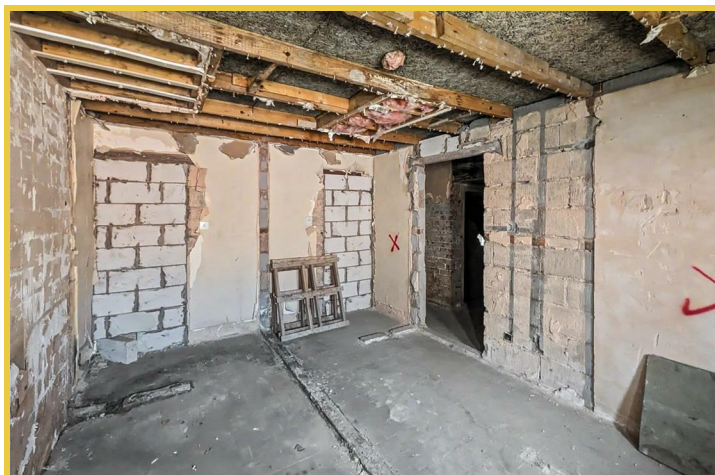
Land & New Homes Team
residential-land@bjbmail.com
01782 211147

Joe Boulton
Assistant Land Manager
Land & New Homes Team
residential-land@bjbmail.com
01782 211147

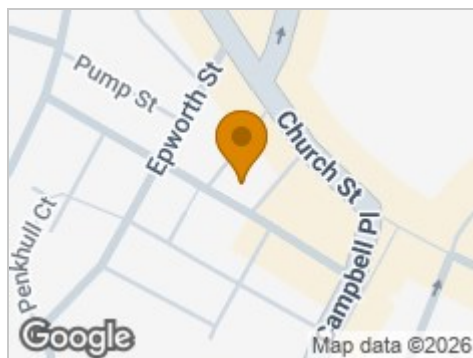
Margaret Tinsley
Land Administration & Business Support
Land & New Homes Team
residential-land@bjbmail.com
01782 211147

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 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.