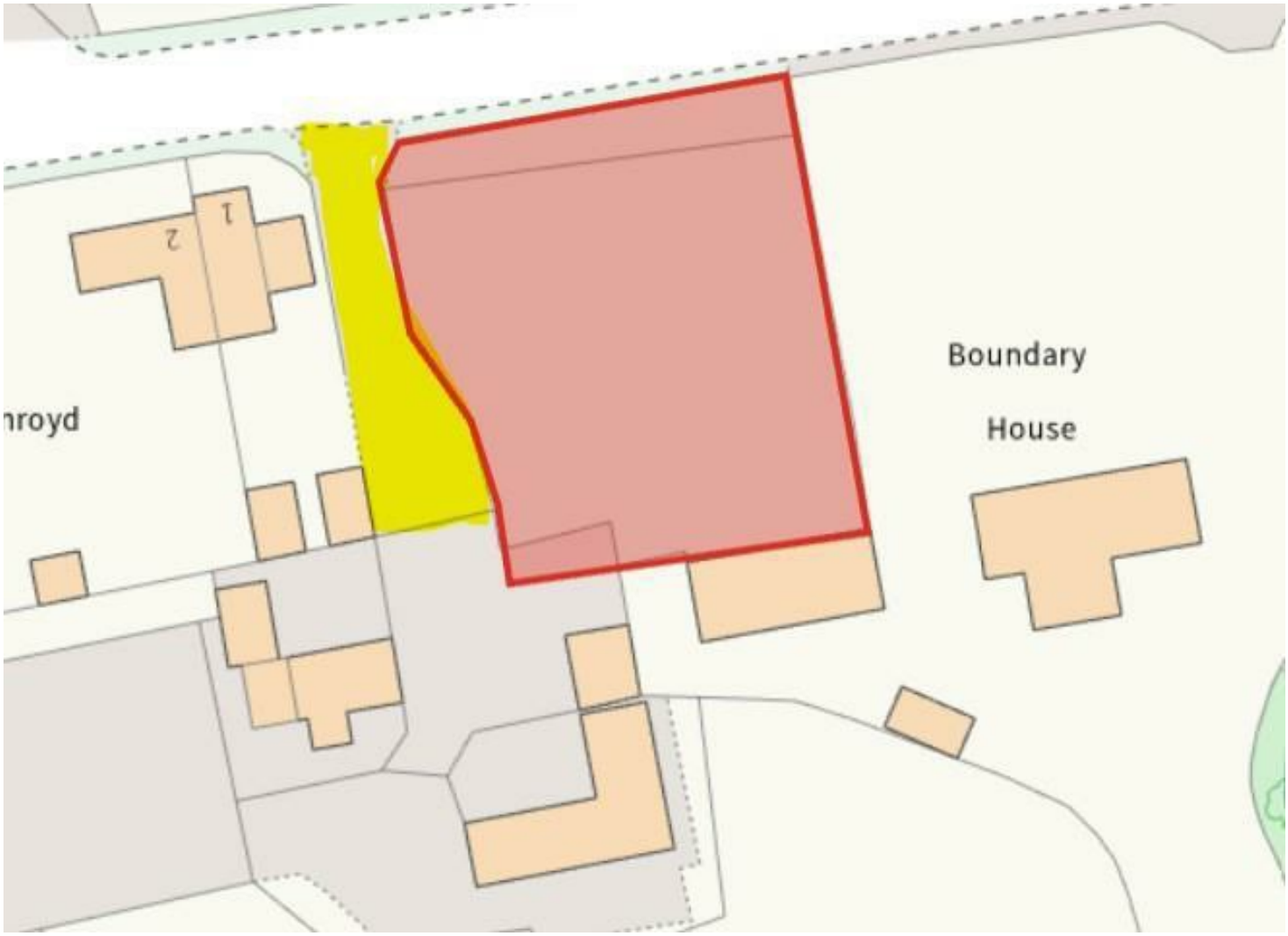
butters john bee bjb

land & new homes



Plot 1 Keele Road, Madeley Heath, ST5 5AL

Guide Price £165,000

0.25 acre(s)

RICS Regulated by RICS

Equestrian Land with Permission in Principle for 1-2 Dwellings
One of two plots available with potential for a total of 8 units.
For Sale By Auction at 6.30pm on Monday 7th December 2026
at the Double Tree By Hilton Hotel, Festival Park, Stoke on Trent, ST1 5BQ
Contact the Auction Team to Register. 01782 211180 auction@bjbmail.com





Plot 1 Keele Road

Madeley Heath, ST5 5AL

Guide Price £165,000







Description
In-fill plot in sought after location which would suit either a private developer or self-builder. There are two plots available and the Client is amenable to a range of sale options.

Location
The plot is located close to Madeley Heath Motors, on the A525 between Keele & Madeley Heath.
Travelling times are:
Newcastle Town Centre: 3.5 miles / 7 min drive
Madeley: 1.5 miles / 3 min drive
Keele Village: 1.0 mile / 2 min drive

Planning & Supporting Information.
This it one of two plots, each of which benefit from Permission in Principle for residential development:

Plot 1: 1-2 Dwellings (0.25 Acre)
Plot 2: 2-6 Dwellings (0.68 Acre)

Plot 3 - Has been withdrawn and will remain as paddock land. There will be no access to Plot 3 via plot 2. The indicative drawings are now incorrect and might allow for the an additional house on Plot 2. Buyers should make their own enquiries.

In addition to the PiP the Client has commissioned the following drawings:

Plot 1 - Indicative drawings show either 1No. house @ 351sqm (3,778 sq ft) or 2No. houses @196 sqm (2,110 sq ft)
Plot 2 - Indicative drawings show either 4No. house @ 140 sqm (1,507 sq ft) or 5No. houses @145 sqm (1,561 sq ft)

A full info pack is available on request which includes the relevant planning documents & indicative drawings plus a topographical survey.

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.

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. As the current use of the land is currently equestrian in nature, it is assumed that VAT will not be applicable. However, all interested parties should make their own enquiries to satisfy themselves with the VAT position.

Pre-Auction Offers.
Pre-Auction Offers will be considered.
All 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 £1,800 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

Plot 1 - can be inspected from the Public Highway
Plot 2 - Strictly By Appointment.
Plot 3 - Strictly By Appointment.

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.

All Enquiries

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BJB Land & Development Team

The BJB Land & Development Team deals in all aspects residential development & conversion including: Land Sales & Acquisition, Auction Sales, Strategic Land, RICS Valuations, New Homes Market Pricing, Assisted Living & Social Housing Projects, Access & Easement negotiations. Please contact the team for a no-obligation discussion.

The BJB Land & Development Team deals in all aspects residential development & conversion including: Land Sales & Acquisition, Auction Sales, Strategic Land, RICS Valuations, New Homes Market Pricing, Assisted Living & Social Housing Projects, Access & Easement negotiations. Please contact the team for a no-obligation discussion on how we might be able to assist:

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Alex Djukic BSc MSc, Regional Land Manager
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Rhys Thomas, Regional New Homes Director
rhysthomas@spicerhaart.co.uk 07471 226082

Whilst the origins of the business are centred in Stoke-on-Trent, we cover anywhere within a 2 hour drive with wider coverage available via our Spicerhaart colleagues.









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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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