

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

land & new homes



35-43 Attwood Rise, Kidsgrove, Stoke-On-Trent, ST7 4BL

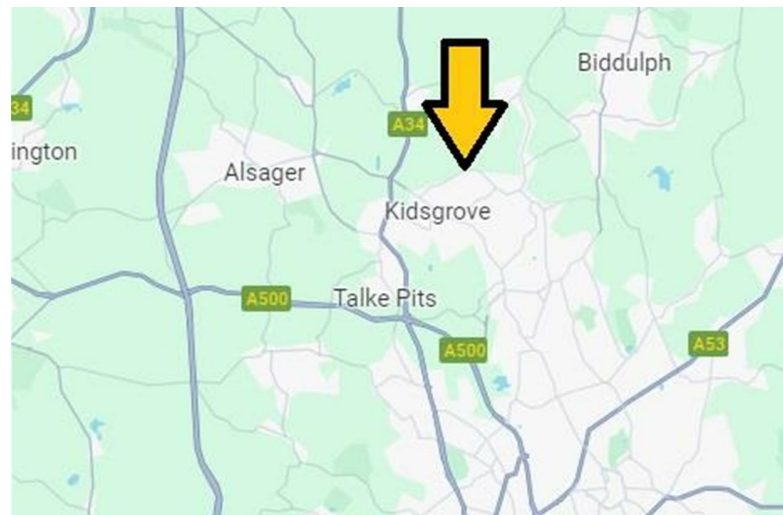
Guide Price £350,000

For Sale By Informal Tender: Tuesday 4th June 2024

Freehold Apartment Block Comprising 6 x 2 Bed & 3 x 1 Bed units

All in need of refurbishment. Potential Income: £50,400 per annum.

acre(s)



# 35-43 Attwood Rise

Kidsgrove, Stoke-On-Trent, ST7 4BL

Guide Price £350,000



## Description

Freehold vacant apartment block comprising 9 apartments all in need of refurbishment.

## Location

The property is located within walking distance of Kidsgrove town centre where all the usual amenities are available. There is a bus stop immediately outside the property.

## Accommodation

The block comprises 9 self-contained apartments accessed via a communal entrance and stairs. There are 6 x 2 Bed & 3 x 1 Bed Apartments

## Photographs

The Info. Pack includes a full schedule of photographs of each of the apartments.

## Lift

There is no lift.

## Parking & Outside Space

There is no on-site parking, however on-street parking as available. In addition, there is a bus stop at the front of the property. There are communal gardens to the front side and rear.

## Services

All mains services are individually connected to each apartment, with all meters located on a meter room on the ground floor. Each apartment benefits from a gas fired central heating system. The services have not been tested.

## Council Tax

Each apartment is listed as Council Tax Band A

## Energy Performance Certificate

Each apartment has a current EPC rating of C.

## Rental Value

The estimated Rental value once a full refurbishment has been carried out £50,400 per annum. Further information including comparable evidence is contained in the Info Pack.

## Tenure.

The whole block is being offered 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 wholly residential 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.

## Informal Tender

The property is offered by way of an Informal Tender on 4th June 2024 and will be sold on Auction Terms. Please e-mail [residential-land@bjbmail.com](mailto:residential-land@bjbmail.com) to receive the Info Pack and details of how to submit an offer.

## Common Auction Conditions.

This property will be sold subject to our Common Auction Conditions (a copy is available on request).

## Buyers Admin Fee.

A buyers administration fee of £1,000 plus VAT is applicable. See Legal for further details.

### **Legal Pack.**

Purchasing a property on Auction Terms 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**

Not Applicable - The sale is by way of an Informal Tender on Auction Terms.

### **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.

### **Viewings**

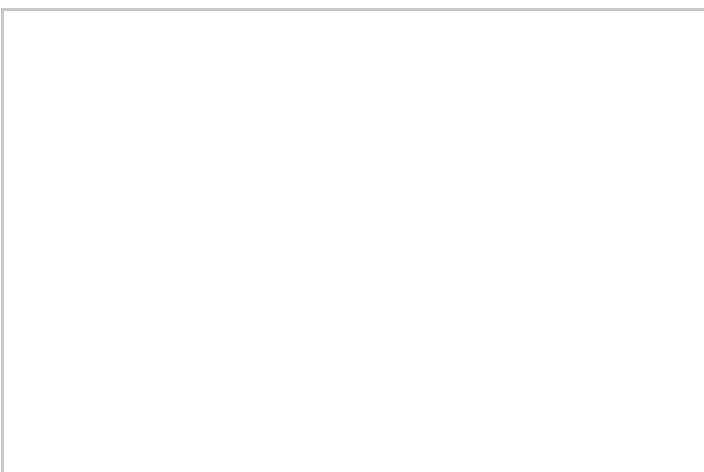
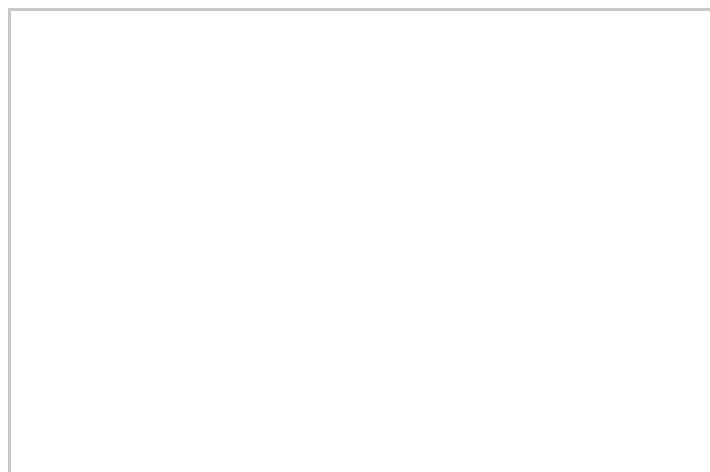
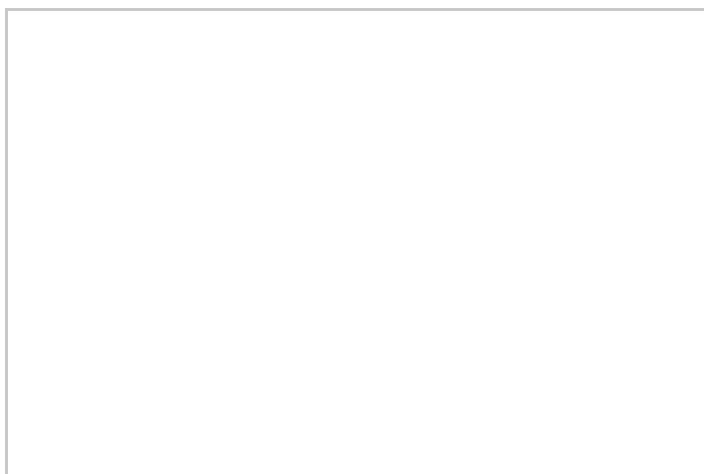
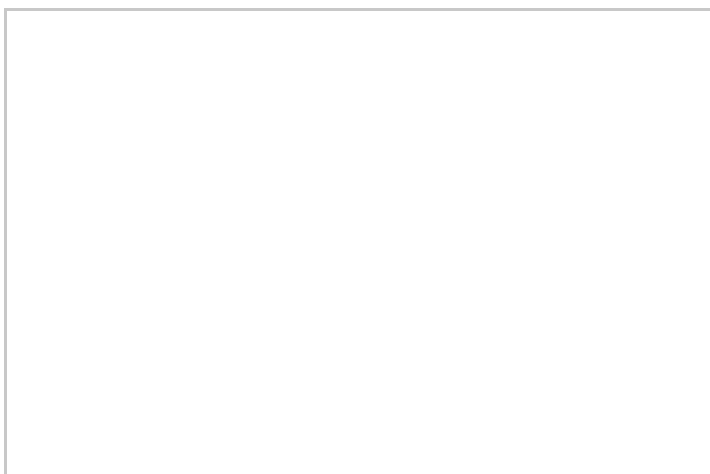
Strictly By Appointment with the BJB Land & New Homes Team - we anticipate scheduling weekly viewing days.

### **All Enquiries**

Paul G. Beardmore BSc MRICS  
Land & New Homes Team  
[paulbeardmore@bjbmail.com](mailto:paulbeardmore@bjbmail.com)  
01782 211147

### **Looking for Residential Land?**

Please note that not all residential development land & projects 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



**Apartments 35-43, Attwood Rise,  
Attwood Street, Kidsgrove, Stoke-on-Trent, ST7 4BL**

Apartment N°	Floor	Beds	Size (sq m)	Size (sq ft)	Council Tax Band	EPC Rating	Rental Value (pcm)
35	Ground	2	59	635	A	C	£550
36	Ground	1	48	517	A	C	£300
37	Ground	2	59	635	A	C	£550
38	Mid	2	59	635	A	C	£550
39	Mid	1	45	484	A	C	£300
40	Mid	2	59	635	A	C	£550
41	Top	2	59	635	A	C	£550
42	Top	1	47	506	A	C	£300
43	Top	2	59	635	A	C	£550

**Total Potential Monthly Rent:**

**£4,200.00**

**Total Potential Annual Rent:**

**£50,400.00**

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.