

butters john bee^{bjb}

land & new homes



31 Marston Road, Stafford, ST16 3BT

Guide Price £400,000

Residential Conversion Opportunity
Full Planning Consent for 9 x 2 Bed Apartments
Located in close proximity to Stafford Town Centre
Available via informal tender - Date for offers: 12th March 2026

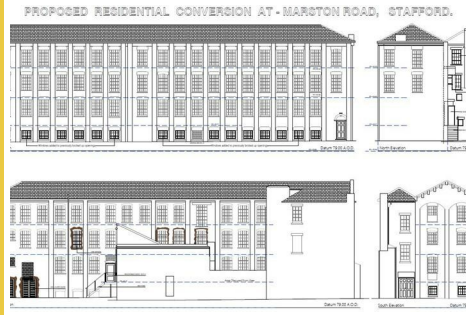
11162.00 sq ft



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Stafford, ST16 3BT

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Description

The property comprises a Victorian, 4-storey former manufacturing building which measures approximately 1,037 sq.m (11,162 sq.ft). The premises has full planning consent for residential conversion into 9 apartments.

Location

The property occupies a prominent position on Marston Road within a well-established mixed residential and commercial area, just a short distance from Stafford town centre. The property benefits from excellent accessibility, with strong pedestrian links to local amenities, convenient access to Stafford railway station and regular bus services, with wider regional connectivity via the A34 and M6 motorway network. The surrounding area is characterised by traditional terraced housing, independent businesses and commercial uses, reflecting Stafford's historic urban fabric. The highly accessible and well-connected location presents an ideal proposition suitable for a range of commercial or redevelopment opportunities.

Planning & Supporting Information.

The property benefits from planning consent for 'Change of use of existing building to create nine apartments' dated 18 December 2024 (Ref; 21/33706/COU). A full info pack is available on request which includes the following:

- Decision Notice
- Supplementary Reports
- Plans
- BJB Comparable Evidence
- Photos

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.

Accommodation.

The proposed scheme comprises the following:

Unit 1 - 2 Bed Duplex Apartment

Est. £190,000 & £1,000 pcm.

Unit 2 - 2 Bed Duplex Apartment

Est. £190,000 & £1,000 pcm.

Unit 3 - 2 Bed Duplex Apartment

Est. £190,000 & £1,000 pcm.

Unit 4 - 2 Bed Apartment

Est. £175,000 & £950 pcm.

Unit 5 - 2 Bed Apartment

Est. £175,000 & £950 pcm.

Unit 6 - 2 Bed Apartment

Est. £175,000 & £950 pcm.

Unit 7 - 2 Bed Apartment

Est. £175,000 & £950 pcm.

Unit 8 - 2 Bed Apartment

Est. £175,000 & £950 pcm.

Unit 9 - 2 Bed Apartment

Est. £175,000 & £950 pcm.

Estimated GDV: £1,620,000

Estimated Annual Income: £104,400 per annum

Any values / 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 property is located in the Council district of Stafford Borough Council <https://www.staffordbc.gov.uk/>.

Tenure.

Freehold with vacant possession upon completion.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to the auction.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the sale / purchase of the property.

Tel: 01782 211147

Informal Tender

The site will be offered via Informal Tender with the deadline for offer at 12.00 on 12th March 2026. Please register your interest for further details.

Viewing

Strictly By Appointment with the BJB Land & New Homes Team - the site cannot be properly viewed from the highway – please make an appointment by e-mailing residential-land@bjbmail.com or 01782 211147.

Business Rates

The VOA website advises the rateable value for the premises is £9,000 per annum. The standard non-domestic business rates multiplier is 55.5p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

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

Services

It is our understanding that the property has all major services connected.

All Enquiries

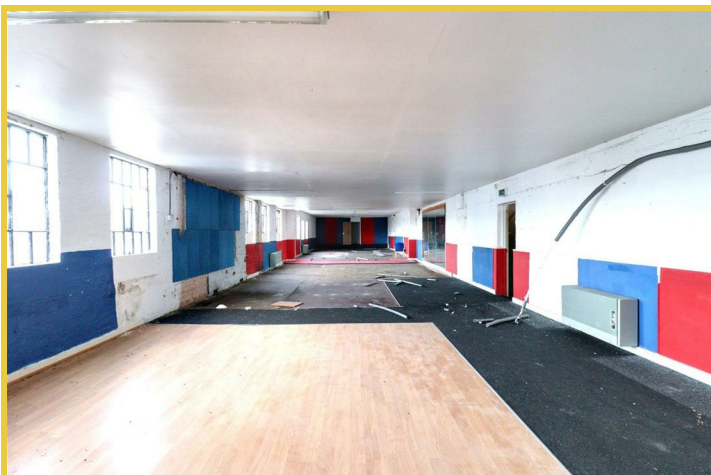
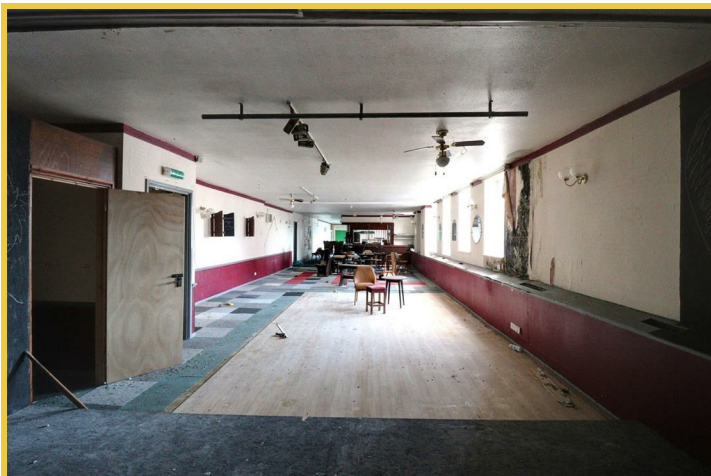
Alex Djukic BSc MSc
Regional Land Manager
Land & New Homes Team
residential-land@bjbmail.com
01782 211147

Looking for Land & Development Opportunities?

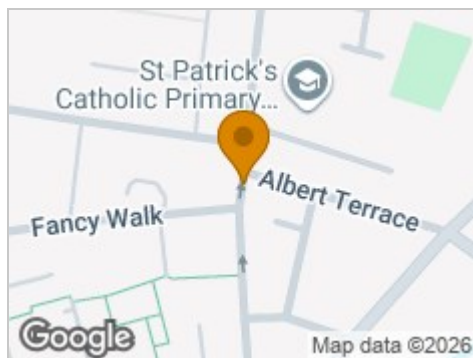
Please note that not all land & development opportunities will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: residential-land@bjbmail.com or call the Land & New Homes team to discuss your requirements.

Spicerhaart

Butters John Bee are part of the Spicerhaart Group which is one of the leading estate agency groups in the UK. Our independent residential sales and lettings network, which is the biggest in the UK, is made up of our seven established estate agencies in England & Wales which also includes: Haart, Chewton Rose, Felicity J Lord, Haybrook, Howards and Darlows.



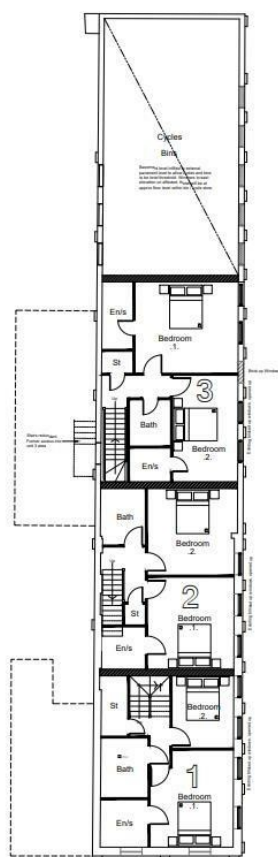
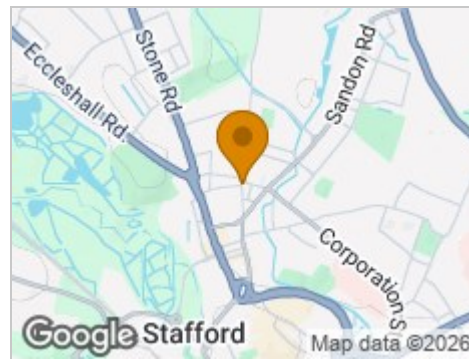
Road Map



Hybrid Map



Terrain Map



Basement



Ground Floor



First Floor



Second Floor

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.