

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

## land & new homes



Land at Fifth Avenue, Kidsgrove, ST7 1DA

Guide Price £35,000

0.30 acre(s)

Cleared brownfield land formerly comprising 25 domestic garages  
Potential for 3 Bungalows / Houses or 6 Apartments (Subject to planning)  
For Sale on Auction Terms





# Land at Fifth Avenue

Kidsgrove, ST7 1DA

Guide Price £35,000



## Description

Cleared brownfield land previously comprising 25 domestic garages with potential for residential development subject to obtaining the appropriate planning consents.

A planning report has been commissioned by the client which provides 3 alternative potential schemes, the report summaries 'The development will comply with both national & Local planning policies and should be supported by council officers and the councils planning committee.'

## Location

The site is located in Kidsgrove, a town in the borough of Newcastle-under-Lyme, Staffordshire. The town comprises of all major local amenities including shops, supermarkets and schools. The railway connects Kidsgrove railway station with Crewe, Manchester and Stoke-on-Trent. The A500 is located 3 miles from the site which offers further connectivity north to Manchester and South to Birmingham.

## Local Council

The site is located in the Council district of Newcastle-under-Lyme Borough Council <http://www.newcastle-staffs.gov.uk/>

## Planning & Supporting Information.

A planning report was commissioned by the client which provides 3 potential schemes for;

Scheme A - 6 x 1 Bedroom Apartments

Scheme B - 3 x 1 Bedroom Bungalows

Scheme C - 1 x 3 Bedroom House & 2 x 1 Bedroom Bungalows

The report summarises 'The development will comply with both national & Local planning policies and should be supported by council officers and the councils planning committee.'

A property information pack is available upon requests and contains the following;

- Planning Report
- Associated drawings
- BJB Comparable evidence
- Photographs

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 & GDV / Rental Values

The 3 indicative schemes are detailed below;

Accommodation Scheme A :

- 3 no. 1 bed ground floor apartments: 52.43 sq.m. (564 sq.ft.)
- 3 no. 1 bed first floor apartments: 52.43 sq.m. (564 sq.ft.)

Estimated GDV - £450,000 (Est. £75,000 per apartment)

Estimated Rental - £36,000 per annum (Est. £500 pcm per apartment)

Accommodation Scheme B:

- 3 no. 1 bed bungalows: 52.43 sq.m. (564 sq.ft.)

Estimated GDV - £450,000 (Est. £150,000 per bungalow)

Estimated Rental - £28,800 per annum (Est. £800 pcm per bungalow)

Accommodation Scheme C:

- 2 no. 1 bed bungalows: 52.43 sq.m. (564 sq.ft.)
- 1 no. 3 bed house: 100.41 sq.m. (1081 sq.ft.)

Estimated GDV - £520,000 (Est £220,000 House & £150,000 per bungalow)

Estimated Rental - £31,200 per annum (Est £1,000/m pcm per House & £800 pcm per bungalow)

Any sizes / values 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.

## 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.

## Common Auction Conditions.

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

### Post-Auction Offers.

This property did not sell in a previous Auction and the Client is willing to consider post-Auction offers.

### 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](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

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](http://www.buttersjohnbee.com/auction) or contact the Auction Team on 0800 090 2200 or [auktion@bjbmail.com](mailto:auktion@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

The site can be inspected from the Public Highway – no appointment is necessary.

### All Enquiries

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

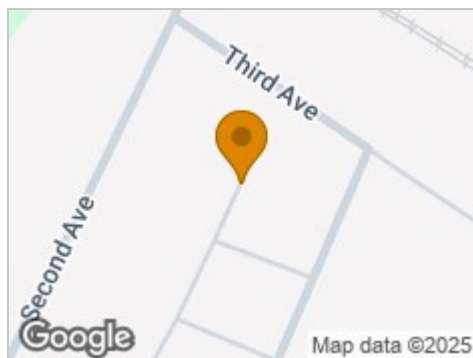
### Looking for Land & Development Opportunities?

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.