

butters john bee^{bjb}

land & new homes



Oak Street, Birches Head, Stoke on Trent, ST1 6PG

Guide Price £70,000

0.17 acre(s)

Residential Development Site

Full Planning for 4 Semi-detached houses

For Sale By Auction at 6.30 pm on Monday 14th July 2025

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



Oak Street

Birches Head, Stoke on Trent, ST1 6PG

Guide Price £70,000



Description

Vacant land in residential area with full planning consent for 2 x 2 bedroom and 2 x 3 bedroom semi-detached houses.

Location

The property is located in Birches Head, a well established residential suburb of Stoke-on-Trent, Staffordshire. The site is located just 1.2 miles from Hanley town centre, the main business, commercial and cultural hub of the wider Potteries area. There are a full range of amenities available in Hanley, including Supermarkets, Shops, Bars & Cinema's. The new bus station links Hanley with towns in North Staffordshire, as well as Buxton, Crewe, Shrewsbury, and Stafford. The site is located just 2.5 miles from both Staffordshire University & Stoke railway station, which sits on the Stafford to Manchester branch of the West Coast Main Line. It also provides an interchange between local services running through Cheshire, Staffordshire and Derbyshire.

Planning & Supporting Information.

The site benefits from full planning consent for 2 x 2 bedroom and 2 x 3 bedroom semi-detached houses dated 03 June 2024 (Ref; 69996/FUL). A full information pack is available upon request which contains the following;

- Decision
- Floorplans
- Site plan
- Accompanying Reports
- BJB Comparable evidence

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:

Plot 1. 2 bed semi-detached house (90 sq.m / 968 sq.ft)

Plot 2. 2 bed semi-detached house (90 sq.m / 968 sq.ft)

Plot 3. 3 bed semi-detached house (135 sq.m / 1450 sq.ft)

Plot 4. 3 bed semi-detached house (135 sq.m / 1450 sq.ft)

Any sizes / 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.

GDV & Rental Values

The estimated GDV for the scheme is £800,000 with an estimated rental income of £44,000 per annum - further information including comparable evidence is contained in the info pack.

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.

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

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

All Enquiries

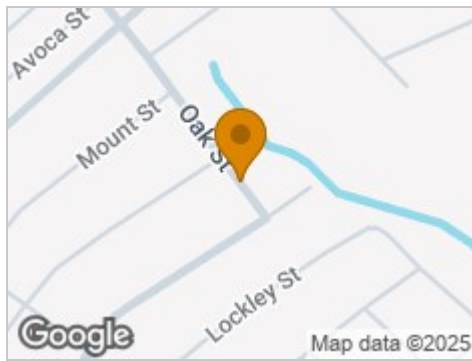
Alex Djukic BSc MSc
Regional Land Manager
Land & New Homes Team
residential-land@bjbmail.com
01782 211147

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.