butters john bee bjb
land & new homes



19 Birch Terrace, Hanley, Stoke-on-Trent, ST1 3JN

Guide Price £140,000

0.18 acre(s)

RICS® Regulated by RICS

Former Jewish Synagogue
Drawings available to show the potential for conversion to 10 Apartments
For Sale By Auction at 6.30 pm on Monday 14th September 2026
at the Double Tree By Hilton Hotel, Festival Park, Stoke-on-Trent, ST1 5BQ
Contact the Auction Team to Register
01782 211189 or auction@bjbmail.com





19 Birch Terrace

Hanley, Stoke-on-Trent, ST1 3JN

Guide Price £140,000







Description

A former Jewish Synagogue located in Hanley city centre that measures approximately 230 sq.m. The vendor has commissioned indicative drawings outlining the properties potential for conversion to 10 apartments.

The property features extended land to the rear which has the potential for off road parking.

The property may suit a range of alternative uses, commercial or residential development (subject to planning). it is important that all interested parties rely on their own due diligence on this matter.

Location

The property is located on the eastern edge of Hanley city centre. The surrounding property mix is highly diverse and undergoing urban regeneration, blending period ground-floor offices, traditional red-brick terraced housing, and modern multi-bedroom house shares targeted at professionals and students. Its central location provides immediate proximity to city centre amenities, putting national retailers, restaurants, bars, and leisure venues just a short walk away. For travel and road connectivity, the property benefits from being a stone's throw from the Hanley City Centre Bus Station for extensive local public transport, while motorists have quick access to the vital A500 D-road, linking the site directly to the wider Stoke-on-Trent area and the M6 motorway network.

Planning & Supporting Information.

We are not aware of any current or historic planning consents in relation to this site, however there may be potential for alternative uses subject to the necessary planning permission and consents.

The vendor has commissioned indicative drawings showing the properties potential for conversion to form 10 apartments - full details in the accommodation paragraph.

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

Details of the scheme contained with the proposed drawings is detailed below;

Unit 1 - 1 Bed Apartment - 37 sq.m (399 sq.ft)
Unit 2 - 1 Bed Apartment - 39.6 sq.m (426 sq.ft)
Unit 3 - 1 Bed Apartment - 38.1 sq.m (410 sq.ft)
Unit 4 - 2 Bed Apartment - 61.5 sq.m (662 sq.ft)
Unit 5 - 1 Bed Apartment - 40 sq.m (431 sq.ft)
Unit 6 - 1 Bed Apartment - 46.5 sq.m (501 sq.ft)
Unit 7 - 1 Bed Apartment - 38.1 sq.m (410 sq.ft)
Unit 8 - 1 Bed Apartment - 40 sq.m (431 sq.ft)
Unit 9 - 1 Bed Apartment - 46.5 sq.m (501 sq.ft)
Unit 10 - 1 Bed Apartment - 38.1 sq.m (410 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.

Local Council

The site is located in the Council district of Stoke-on-Trent - https://www.stoke.gov.uk/.

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.

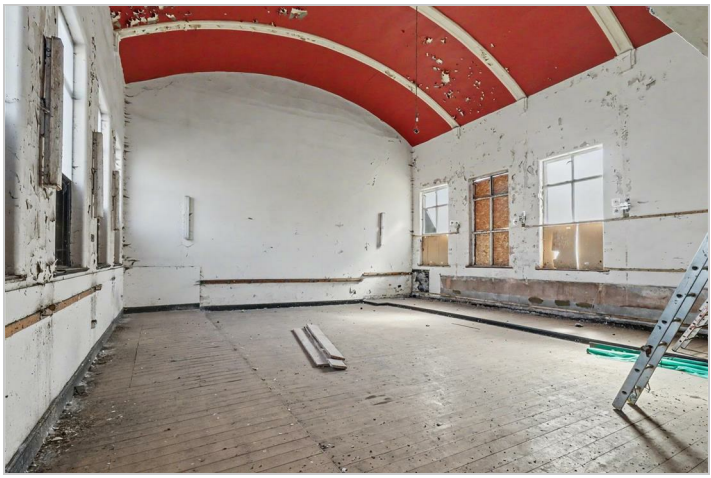
Deposit
Please note that a deposit of 10% of the purchase price (Min £3,000) will be due on Exchange of Contracts, whether the land / property is sold prior to Auction, in the Auction room or after the Auction.

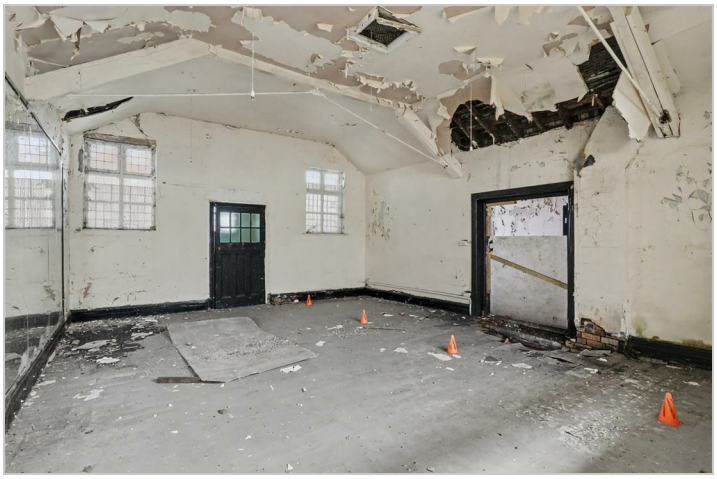
Viewings
Strictly By Appointment with the BJB Land & New Homes Team.

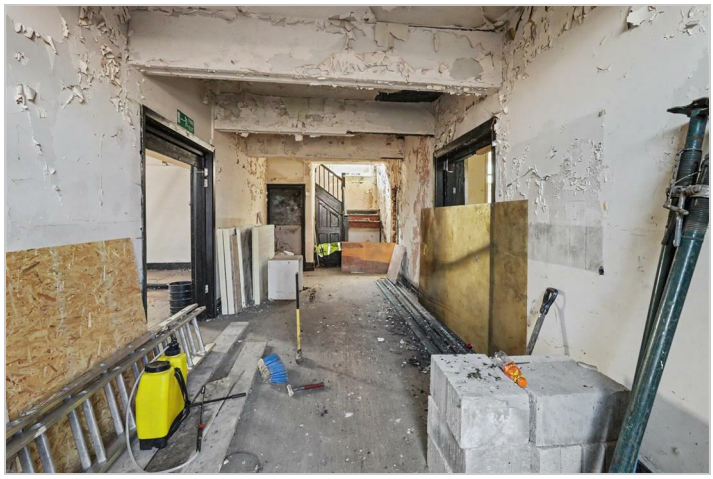
All Enquiries
Alex Djukic BSc MSc
Regional Land Manager
Land & New Homes Team
residential-land@bjbmail.com
01782 211147

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.









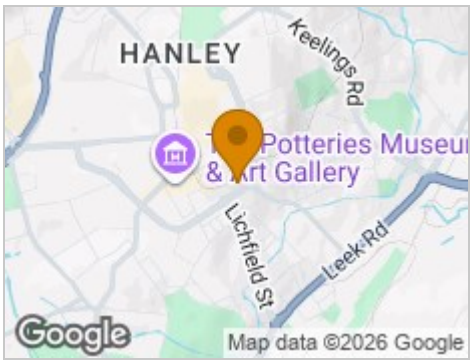
Road Map

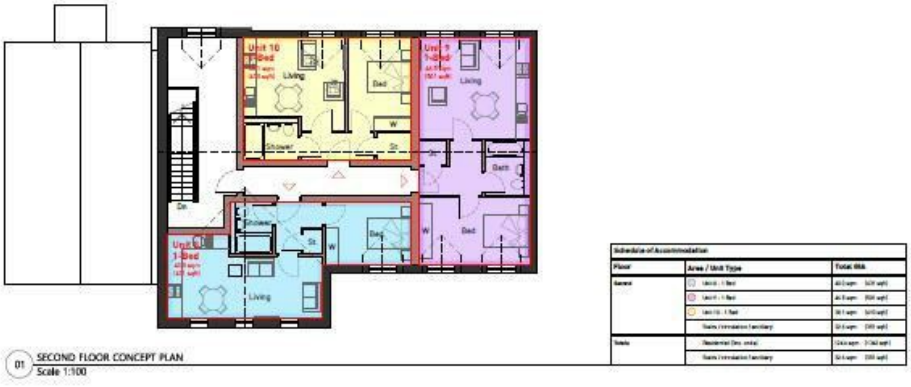


Hybrid Map



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

75 The Strand, Longton, Stoke-on-Trent, ST3 2NS
Tel: 01782 211147 Email: Residential-Land@bjbmail.com www.buttersjohnbee.com