

butters john bee^{bjb}

land & new homes



Land at Birks Drive, Ashley Heath, TF9 4PQ

Guide Price £400,000

0.81 acre(s)

Residential Development Site

Full planning for a 1 x 5 bedroom house & 1 x 5 bedroom dormer bungalow

Located on the aspirational Ashley Heath

For Sale on Auction Terms



Land at Birks Drive

Ashley Heath, TF9 4PQ

Guide Price £400,000



Description

Residential development site with full planning consent for a aspirational 5 bedroom 2 storey detached house and detached double garage (Measuring approximately 268m²) & a 5 bedroom dormer bungalow with a connected double garage (Measuring 193 Sq.m).

It is our understanding that the site has undergone extensive remediation works including the removal of the Japanese Knotweed, implementation of site access, payment made for services / utility connections & a significant number of trees now felled. Further information is available upon request.

Location

The land is located on the aspirational Ashley Heath, a destination popular for self-builders due to the surrounding high quality property mix and privacy offered by the abundance of mature tree cover. Ashley Heath is located adjacent Loggerheads, a village in north-west Staffordshire, on the A53 between Market Drayton and Newcastle-under-Lyme. Market Drayton is just 4.3 miles away for all major amenities including Tesco, Aldi, B&M Home store & a number of shops, bars & restaurants.

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.

The site benefits from full planning consent for a '5 bedroom 2 storey detached house and detached double garage' dated 21 June 2024 (Ref; 24/00211/FUL) & the 'Erection of a 5 bedroom detached dwelling with connected garage' dated 21 June 2024 (Ref; 24/00211/FUL). A full info pack is available on request which includes the following:

- Decision Notice
- Floorplans & Elevations
- BJB Comparable Evidence
- Surveys & Reports
- 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 & GDV

The proposed scheme comprises the following:

- 5 Bedroom Detached House - 268 Sq.m / 2884 Sq.ft
- Detached Double Garage - 35 Sq.m / 376 Sq.ft

Estimated GDV - £900,000

- 5 Bedroom Detached Dormer Bungalow - 193 Sq.m / 2,077 Sq.ft
- Connected Double Garage - 30 Sq.m / 322 Sq.ft

Estimated GDV - £700,000

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.

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. 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 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

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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.