



Former Care Home, 5 Fieldway, Stoke-on-Trent, ST11 9HS

Guide Price £575,000

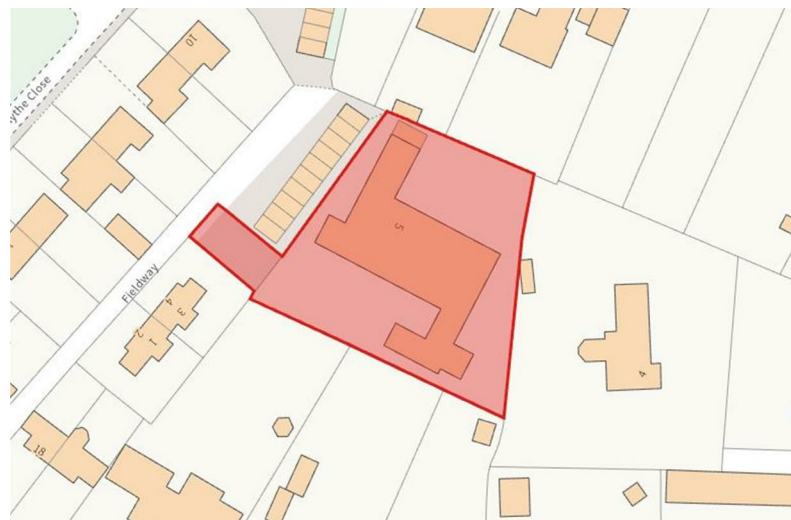
Former Care Home

Potential for alternative uses (Subject to planning)

Pre-auction offers are due by 12.00 on Tuesday 14th April.

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



Former Care Home, 5 Fieldway

Stoke-on-Trent, ST11 9HS

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Description

The property comprises a former care home measuring approximately 563 sq.m (6,060 sq.ft) Gross internal area. The extensive property features ten bedrooms with ensuite facilities, four bathrooms, six reception rooms, and three kitchens, with the majority of the living space arranged across the ground floor, making it well suited to a variety of potential uses (subject to the necessary consents).

Location

The property occupies a well-connected position off Adamthwaite Drive in the established village of Blythe Bridge, south-east of Stoke-on-Trent. The property sits close to the village centre and a range of everyday amenities including local shops, a Tesco Express, bakery, newsagents, GP surgery, hairdressers and food outlets, plus primary and secondary schooling within easy reach. Blythe Bridge railway station on the Crewe–Derby line provides regular services with quick onward connections to Stoke-on-Trent and beyond, and local bus routes serve neighbouring towns and the wider region, while major road links (including the nearby A50) offer straightforward access to the M6/M1 corridors for commuting by car. The surrounding area comprises predominantly residential streets with a mix of housing types and local greenspace, alongside community and leisure facilities typical of a village setting with Stoke-on-Trent's larger urban amenities a short journey away.

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. It is important that prospective purchasers ensure they have inspected the site and rely upon their own enquiries, assessments and due diligence with regards to its current and potential uses.

Pre-auction offers

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Accommodation.

The property is approximately 563 sq.m (6,060 sq.ft) Gross Internal area.

10 x bedrooms

6 x reception rooms
3 x kitchens
2 x utility
6 x ensuite shower rooms/wc
3 x Bathrooms / shower rooms
Conservatory

Externally you have gardens to 3 sides and gated, off road parking to the front.

Any sizes / measurements quoted by BJB are correct to the best of our knowledge, however we would recommend 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 Stafford Borough Council.

<https://www.staffordbc.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.

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 £3,600 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

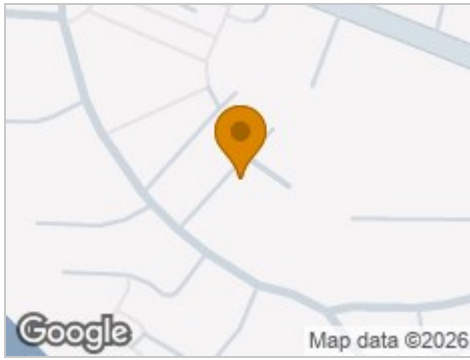
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Looking for Land & Development Opportunities?

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.



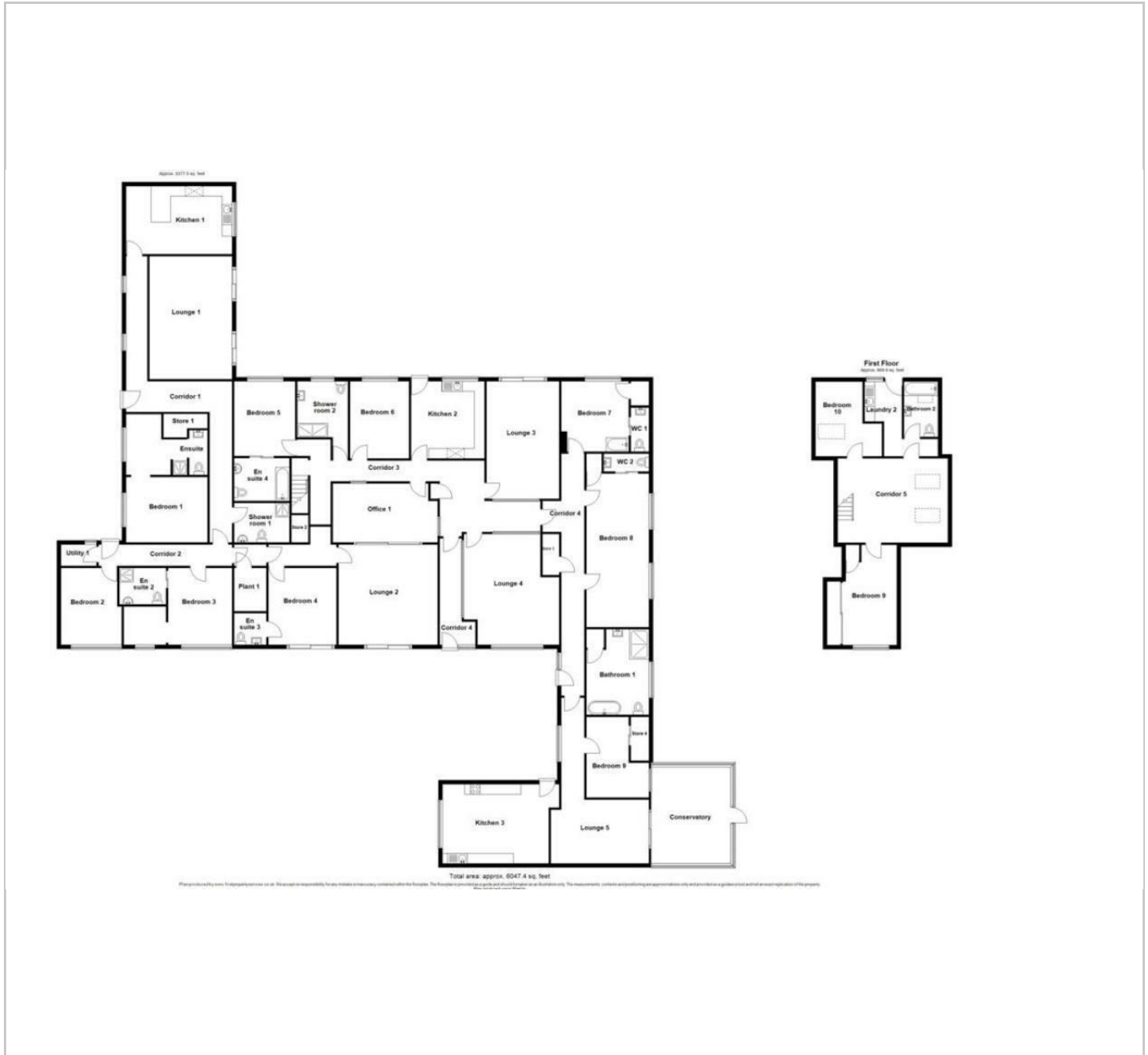
Road Map



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.