

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

land & new homes



5 Porthill Bank, Newcastle-under-Lyme, ST5 0LR

Guide Price £550,000

4 bedroom period family home & former children's nursery

Potential for alternative uses, subject to consent

For Sale on Auction Terms

4736.00 sq ft





# 5 Porthill Bank

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## Description

This property comprises a 4 bedroom period family home & former children's nursery to the rear. The entire premises measures approximately 440 Sq.m (4736 Sq.ft) and is sat on a 0.29 acre parcel of land, with extensive off road parking and a separate detached double garage. The children's nursey was run as a family business and ceased operations approximately 7 years ago.

The property is suitable for a number of alternative uses subject to gaining the appropriate planning approval, inc. full conversion to a commercial or residential premises.

## Location

The property is located in Porthill, a popular residential suburb of Newcastle-under-Lyme. The property is conveniently located just 2.3 miles from Newcastle Town Centre & 2.8 miles from the City Centre of Stoke-on-Trent, Hanley, where full range of amenities can be sourced including Tesco Extra, The Potteries Shopping Centre and Festival Park Retail Park. The Property is also located just 3 miles from Royal Stoke University Hospital. The arterial A500 road is less than a mile from the property which provides wider connectivity across the city and to Junction 15 & 16 of the M6 Motorway. For travel via Train, Stoke-on-Trent railway station services the city of Stoke-on-Trent, on the Stafford to Manchester branch of the West Coast Main Line.

## 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 property has previous planning approval for 'Change of use of part of dwelling and alterations and extension to form a day nursery ref: 02/00271/FUL' & 'Detached double garage ref: 94/00146/FUL' which have both been

implemented by the current owners.

The property may have potential for alternative uses subject to the necessary planning permission and consents. It is important that prospective purchasers ensure they have inspected the property and rely upon their own enquiries, assessments and due diligence with regards to its current and potential uses.

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.

## 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.

## Post-Auction Offers.

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

## 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 £3,000 plus 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 [auction@bjbmail.com](mailto: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

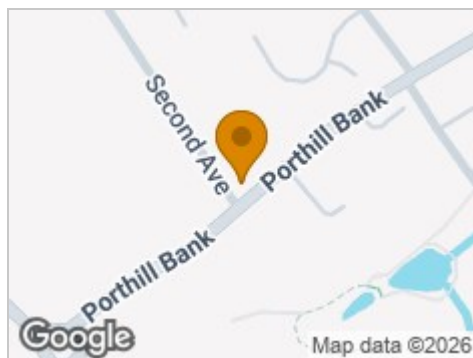
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Land & New Homes Team  
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01782 211147

### 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.



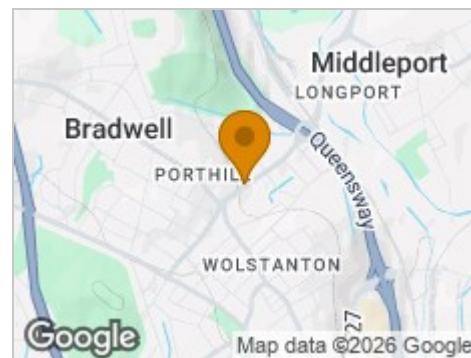
## Road Map



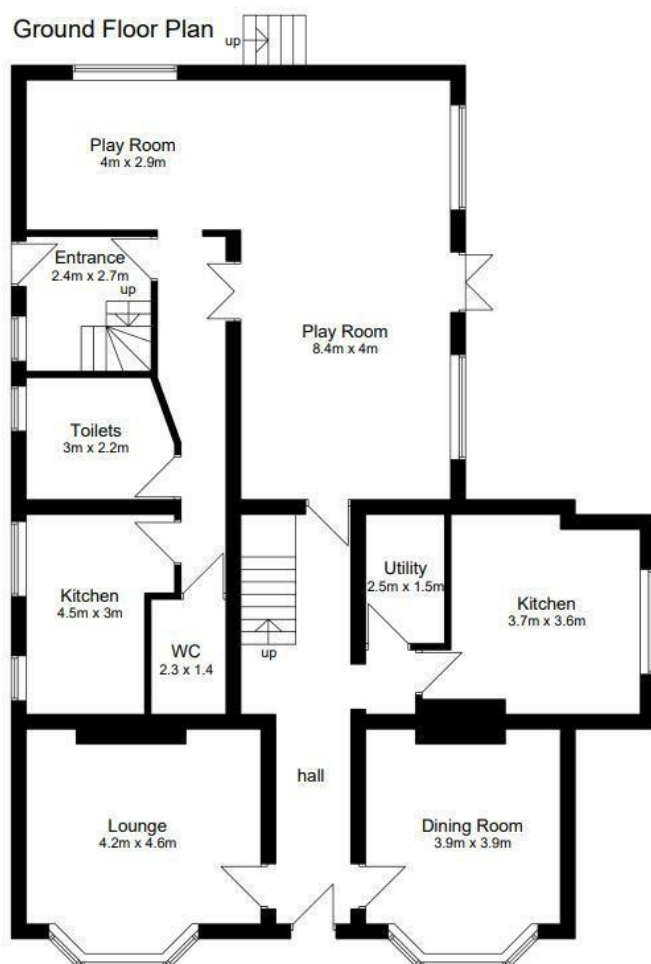
## Hybrid Map



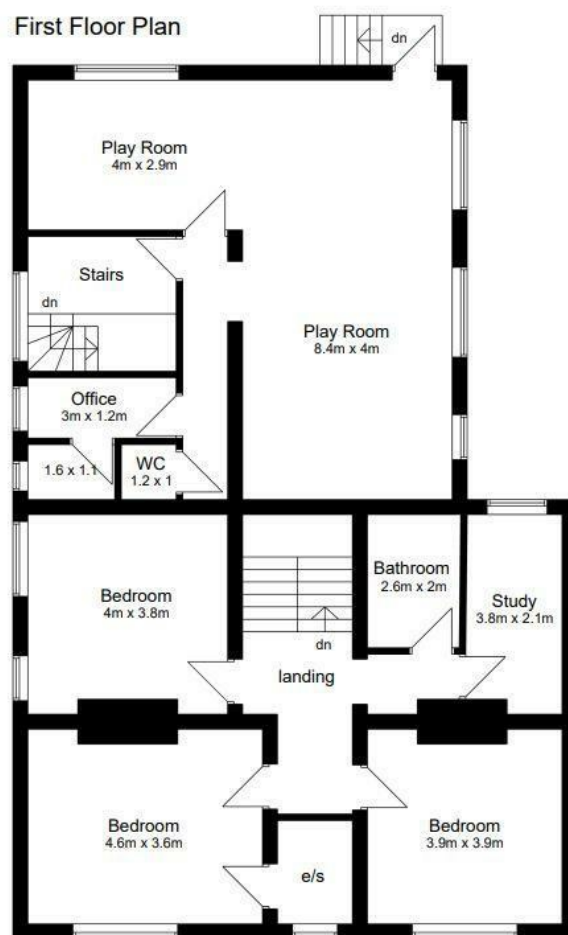
## Terrain Map



Ground Floor Plan



First Floor Plan



Note: Plans and dimension are shown for guidance only and are subject to detailed survey.

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.