

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

land & new homes



5 Fieldway, Blythe Bridge, Stoke on Trent, ST11 9HS

Guide Price £575,000

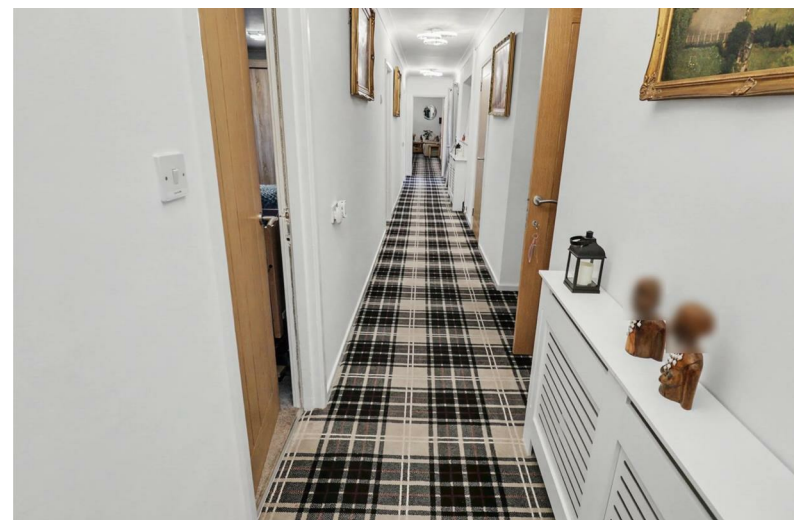
Former Residential Care Home

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](mailto:auction@bjbmail.com)



# 5 Fieldway

Blythe Bridge, Stoke on Trent, ST11 9HS

Guide Price £575,000



## Description

This substantial detached former care home offers extensive and versatile accommodation, comprising 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).

The ground floor provides the main body of accommodation, featuring multiple bedrooms, a range of reception rooms suitable for communal, office, or living use, and several kitchen facilities, allowing for flexible occupation and layout options. The predominantly level arrangement lends itself particularly well to uses requiring accessibility or adaptable internal configurations.

The first floor offers additional accommodation including a lounge, two bedrooms, a bathroom, and a utility room, providing a more private area that could function as owner, manager, or staff accommodation, or as independent living space.

Set within its own grounds, the property enjoys the benefits of a detached position, offering privacy and ample off road parking for visitors.

Overall, this is a rare opportunity to acquire a large and highly adaptable property with significant potential for continued commercial use, or alternative residential schemes.

## Location

The property is located on Fieldway, off Adamthwaite Drive in the residential area of Blythe Bridge. Excellent commuter links with the A50, Train station, Schools and local amenities all close by.

## 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.

## 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.

## 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. We have been advised by our Client that VAT is NOT applicable, however 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](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

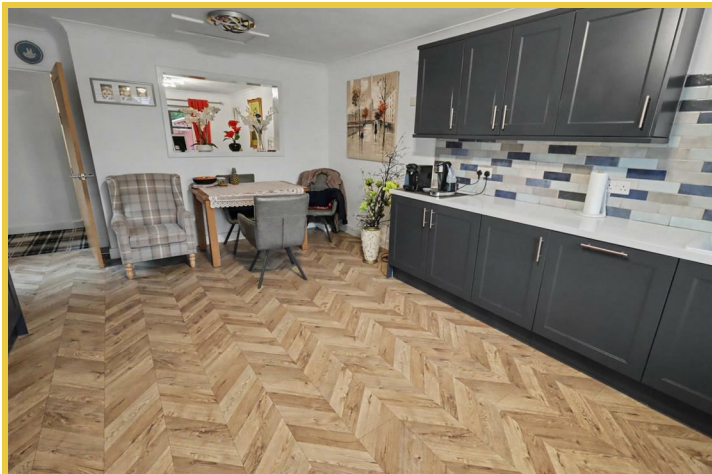
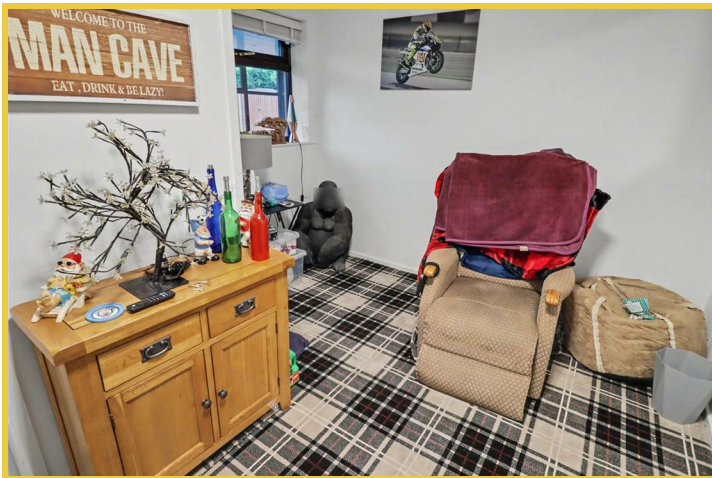
Strictly By Appointment with the BJB Land & New Homes Team.

#### All Enquiries

Alex Djukic BSc MSc  
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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.



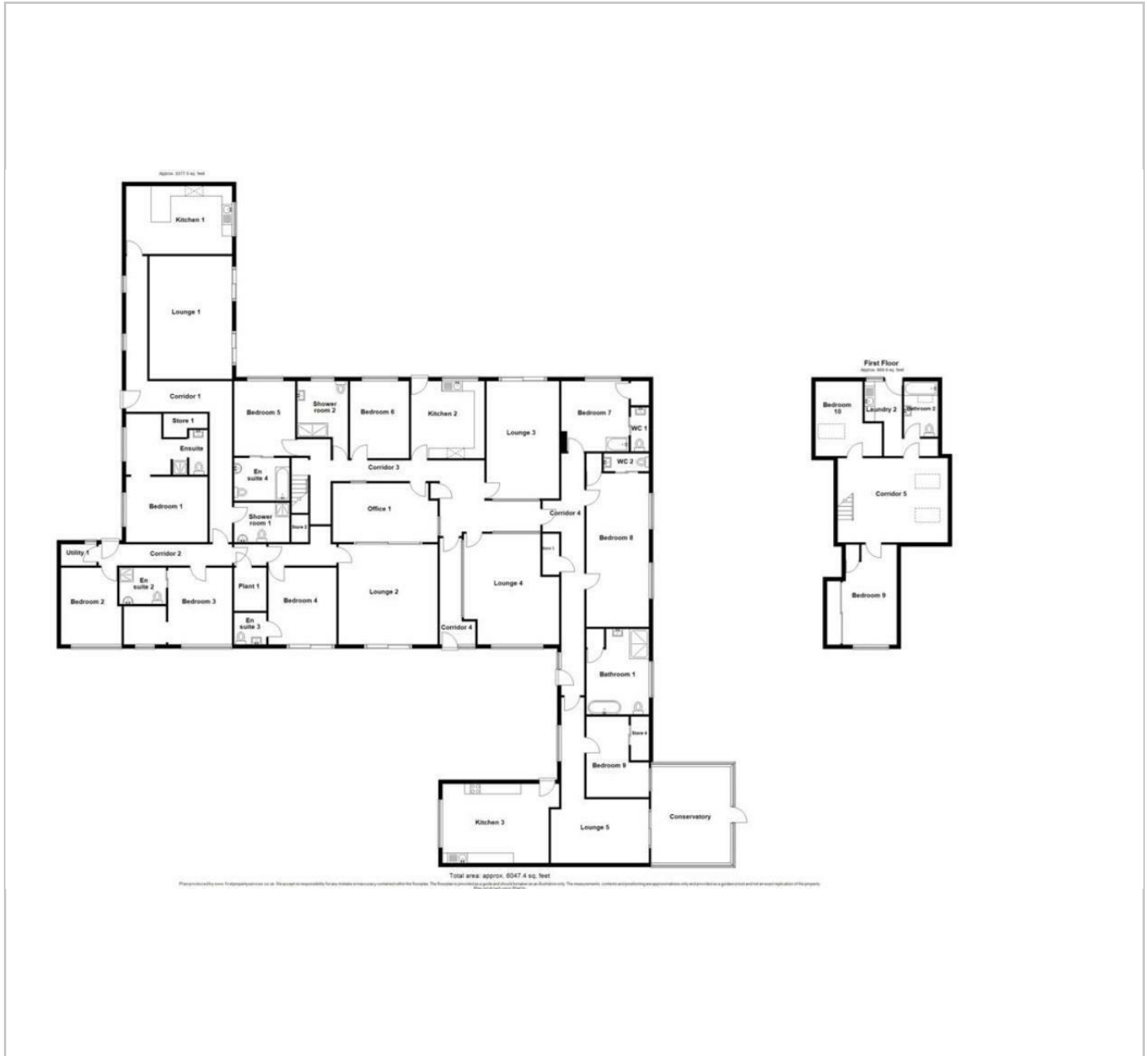
## Road Map



## Hybrid Map



## Terrain Map



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.