

butters john bee^{bjb}

land & new homes



Land at Albany Street, Goldenhill, Stoke on Trent, ST6 5QH

Guide Price £30,000

0.10 acre(s)

Vacant Land

with for alternative uses (Subject to Planning)

For Sale By Auction at 6.30 pm on Monday 15th September 2025

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



Land at Albany Street

Goldenhill, Stoke on Trent, ST6 5QH

Guide Price £30,000



Description

Vacant land located in a well established residential area. A planning report has been commissioned by the client which summarises that the land may have potential for residential development - This is available as part of the property information pack.

Location

The land is located in Goldenhill, a northern suburb of Stoke-on-Trent. It is about 1 mile (1.6 km) north of Tunstall and 1.5 miles (2.4 km) south-east of Kids Grove, where a full range of amenities can be sourced. There are good transport links nearby, with a 1 minute walk to the bus stop, buses provide direct transport to Hanley and Crewe. The A500 road is less than 1 mile away which provides wider connectivity across the city and to the M6 Motorway.

Planning & Supporting Information.

A planning report was commissioned by the client which identifies that the land may have potential for a 2 Bedroom detached Bungalow (Subject to planning) - This report is available upon request.

'The scheme provides an attractive development for a single plot in an established residential area. The development will comply with both National & Local Planning Policies and as such should be supported by Council Officers and the Council's Planning Committee.'

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 & Rental Values

The proposed scheme contained within the planning report comprises the following:

1 x 2 bedroom Detached Bungalow circa 75.93 sq.m. (856 sq.ft)

Estimated GDV; £225,000

Estimated Annual Income; £12,000 (£1,000 pcm)

Any sizes / Values 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 Stoke on Trent City Council <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.

Viewings

The site can be inspected from the Public Highway – no appointment is necessary.

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.



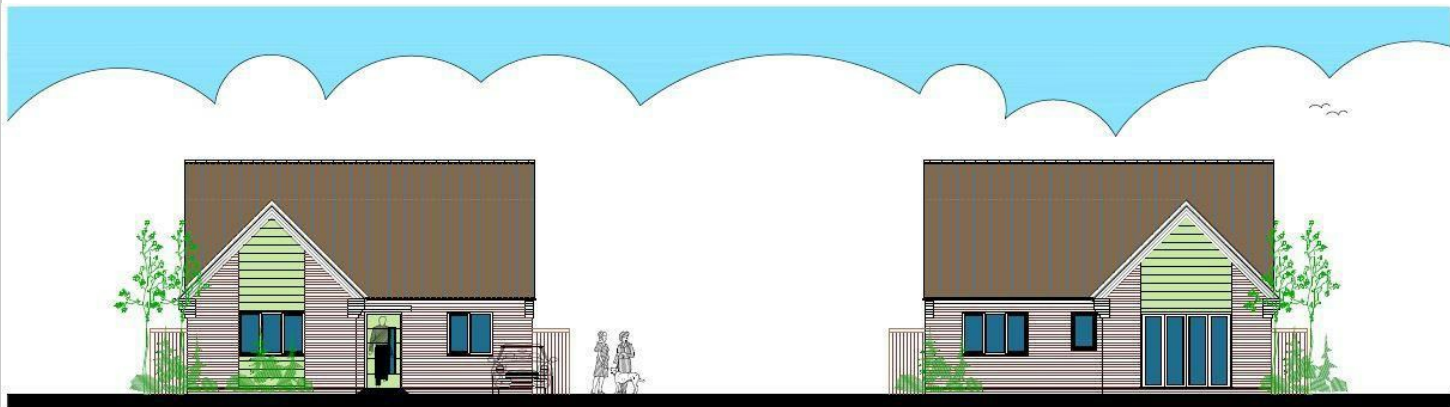
Road Map



Hybrid Map



Terrain Map



Proposed Front Elevation

Proposed Rear Elevation



Proposed Floor Plan
2 Bed detached bungalow :
75.93 sq.m. (856 sq.ft.)

ALBANY STREET GOLDENHILL

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REVISIONS



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TITLE	
PROPOSED DEVELOPMENT AT LAND ADJACENT TO 18 ALBANY STREET GOLDENHILL STOKE ON TRENT ST6 5QN	
ILLUSTRATIVE HOUSE TYPE	
CAD REF.	PICEADESIGN LTD/1037-856-01-12-07-25
DATE	12.07.25
SCALE	1:100 @ A3
DRAWING NO.	

1037-856-01

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