butters john bee bjb

land & new homes



Land at Meadows Way / Congleton Road, Biddulph, ST8 6EF

0.44 acre(s)

Guide Price £180,000

Residential Development Site with positive Pre-App.
Potential for PRS / Assisting Living / Bungalows etc.
For Sale By Auction at 6.30pm on Monday 7th December 2026
at the Double Tree By Hilton Hotel, Festival Park, Stoke on Trent, ST1 5BQ
Contact the Auction Team to Register. 01782 211180. auction@bjbmail.com

RICS Regulated by RICS





Land at Meadows Way / Congleton Road

Biddulph, ST8 6EF

Guide Price £180,000







Description
Residential development site close to Biddulph Town Centre.

Location
The land is located in an established residential area within half a mile from Biddulph Town Centre.

Planning & Supporting Information.
The site benefits from a positive planning pre-app for residential development, a copy of which is contained in the info pack.

Tenure.
Freehold with vacant possession upon completion.

Local Council
The site is located in the Council district of Staffordshire Moorlands District Council https://www.staffsmoorlands.gov.uk/

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 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
Strictly By Appointment with the BJB Land & New Homes Team

All Enquiries
Paul G. Beardmore BSc MRICS
Director - Residential Land
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Associate Director
07587 038787

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 & Development team to discuss your requirements.

BJB Land & Development Team

The BJB Land & Development Team deals in all aspects residential development & conversion including: Land Sales & Acquisition, Auction Sales, Strategic Land, RICS Valuations, New Homes Market Pricing, Assisted Living & Social Housing Projects, Access & Easement negotiations. Please contact the team for a no-obligation discussion on how we might be able to assist. Whilst the origins of the business are centered in Stoke-on-Trent, we cover anywhere within a 2 hour drive, with wider coverage available via our Spicerhaart colleagues.

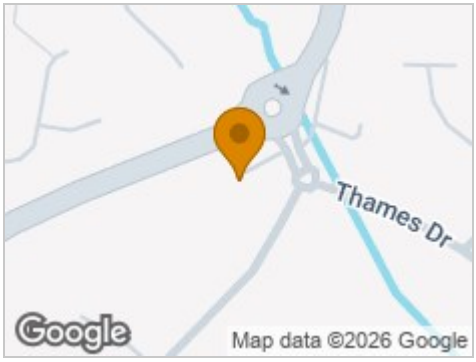








Road Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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