

Everything we touch turns to...  
**SOLD**

Land & Garages at Manor Farm Crescent, Stafford, ST17 9JN

Guide Price £50,000

Domestic Garage Site

Expired Planning Consent for 4 Houses

Best & Final Pre Auction Offers due on the 24th February at 12:00

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)

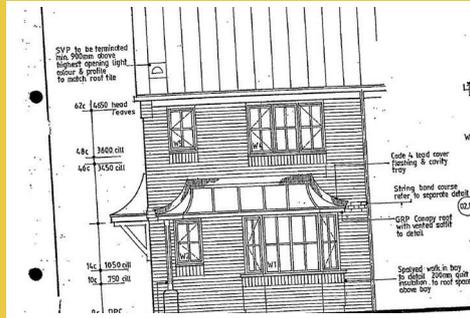
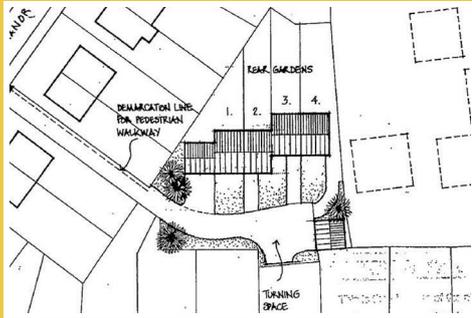
**0.30 acre(s)**



# Land & Garages at Manor Farm Crescent

Stafford, ST17 9JN

Guide Price £50,000



## Description

The subject site comprises of 25 self contained garages, and measures 0.3 Acre. The land has a previous outline planning consent for 4 terraced houses which have subsequently expired. The land may have potential for alternative uses (subject to planning) for which we advise that you rely on advice from the relevant property professionals with regards to both its current and potential uses.

## Location

The site occupies a highly accessible position within Stafford, benefitting from an excellent range of nearby amenities and strong regional connectivity. Daily conveniences are close at hand, including a Tesco Express and Esso petrol station approximately 0.4 miles away, with Stafford Manor High School located around 0.8 miles from the site and Rowley Hospital approximately 2.7 miles distant. Stafford town centre lies just 2.8 miles away, offering a comprehensive mix of retail, leisure and employment opportunities. Transport links are a key strength, with Stafford railway station approximately 2.1 miles away providing regular West Coast Main Line services, while the M6 motorway is within 1.6 miles, ensuring swift access to the wider regional and national road network.

## Planning & Supporting Information.

Outline planning consent was previously granted for 'four units' dated 02/07/2004 (Ref; 04/02172/OUT) which has subsequently expired. A full info pack is available on request which includes the following:

- Decision
- Indicative Plans & Elevations
- BJB Comparable Evidence
- Photos

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.

The expired outline consent comprises the following:

4 x Terraced Houses (No. of bedrooms not specified)  
Assuming 3 bedrooms;

Estimate GDV - £1,100,000 (£275,000 per unit)

Estimated Annual Rent - £57,600 (£1,200 pcm per unit)

Any values / measurements quoted by BJB are correct to the best of our knowledge, however we would recommended 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. 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.

## Pre-Auction Offers.

Best & Final Pre Auction Offers due on the 24th February at 12:00. Any pre-Auction offers should be submitted via e-mail to [residential-land@bjbmail.com](mailto:residential-land@bjbmail.com).

## 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](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**

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](mailto:residential-land@bjbmail.com)  
01782 211147

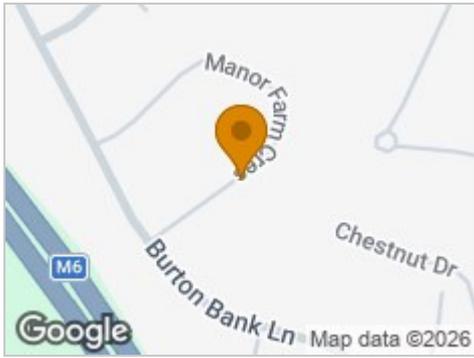
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01782 211147

#### **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.



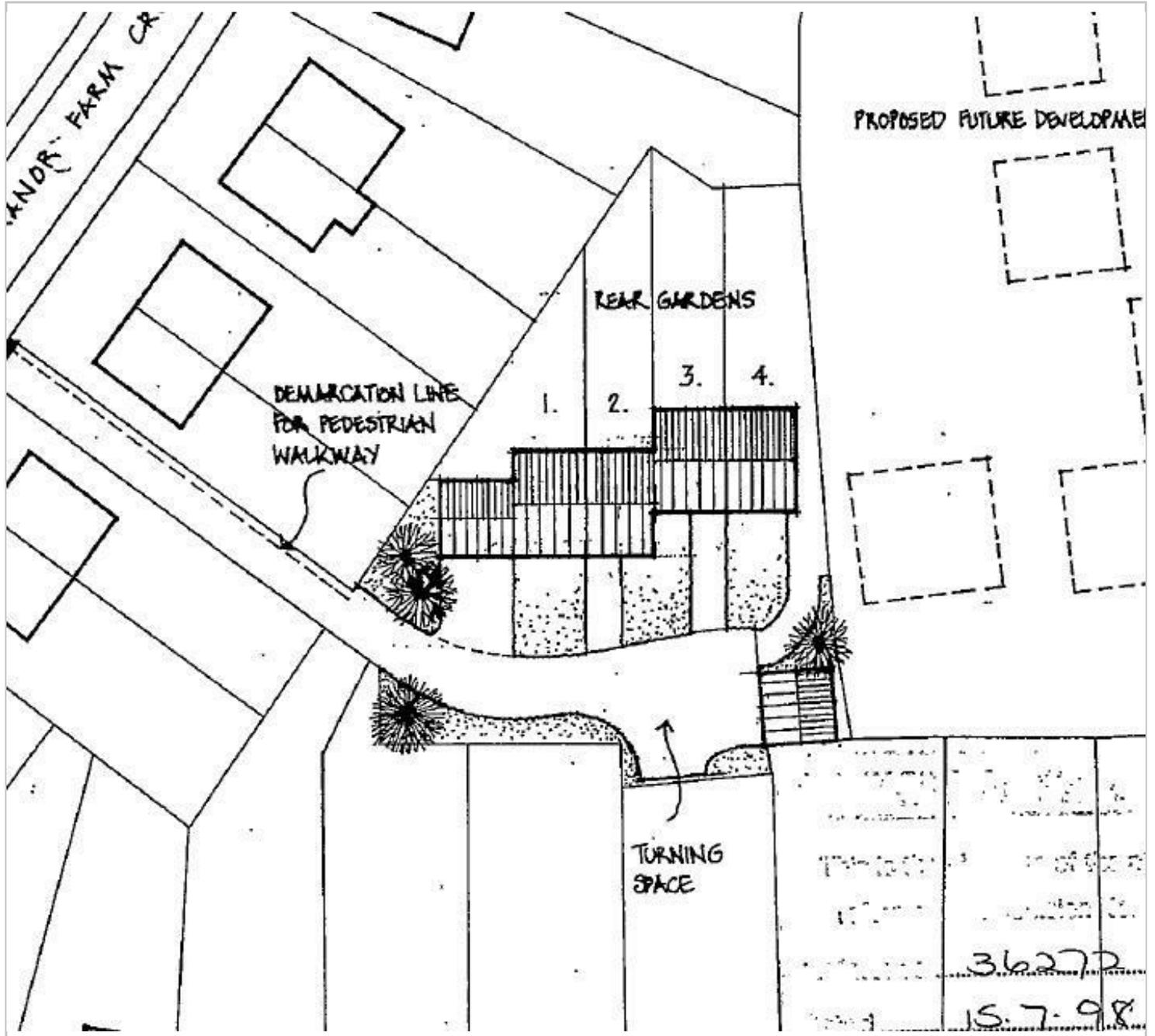
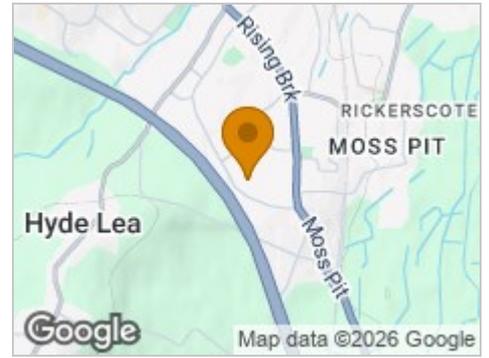
Road Map



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.