

butters john bee ^{bjb}

land & new homes



Land at, Frank Street, West End, Stoke-on-Trent, ST4 5RJ

Guide Price £24,000



0.05 acre(s)

Vacant Land

Expired outline planning consent for 1 x 3 bedroom house

For Sale by Auction at 6:30pm on Monday 9th March 2026

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



Description

Vacant land with expired outline planning consent for 1 x 3 bed detached house. Ref; 67123/OUT Dated; 10/12/2021.

Location

The land is within 5 minutes walk of Stoke Town centre where a host of amenities can be sourced, including Sainsbury's, Spode Pottery Works & a range of pubs. Stoke station is located less than 1 mile away which sits on the Stafford to Manchester branch of the West Coast Main Line. It also provides an interchange between local services running through Cheshire, Staffordshire and Derbyshire. The nearby A500 provides connectivity to the M6 Motorway.

Planning & Supporting Information.

Outline planning consent for 'Residential Development' was granted on 10 December 2021 (67123/OUT) which has subsequently expired.

A further reserved matters application was submitted for the 'Erection of two storey detached residential dwelling (Use Class C3)' which was refused on 08 April 2025 (Ref; 70013/RES).

Details of both applications are contained within the property information pack which is available upon request.

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.

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.

Viewings

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

All Enquiries

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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.

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.

