

butters john bee^{bjb}

land & new homes



Port Vale Mill, Milvale Street, Middleport, ST6 3NT

Guide Price £125,000

Grade II Listed Former Flour Mill

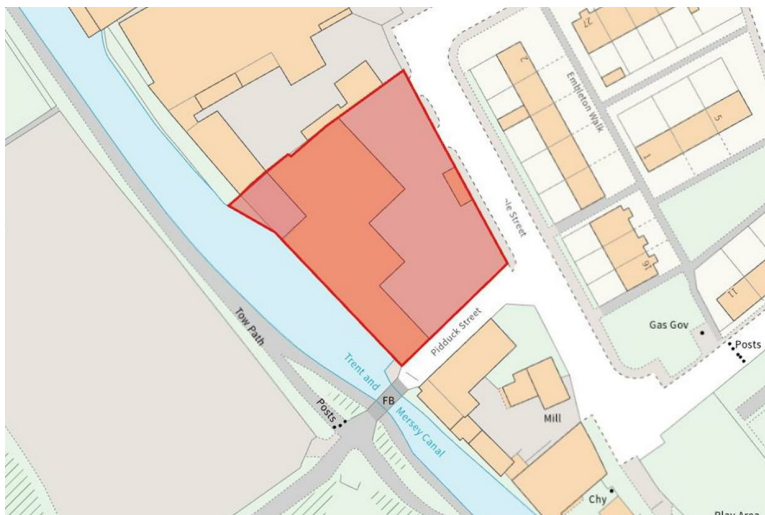
Expired planning consent for 23 residential units

For Sale By Auction at 6.30 pm on Monday 13th July 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

0.47 acre(s)



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Description

A canal-side grade II listed former Flour Mill with previous planning permission for part demolition & conversion of the existing premises to form 12 apartments & 9 new build homes and 2 apartments.

The property may have potential uses subject to obtaining the necessary planning consents.

24 Acres of lands immediately opposite the subject property, running parallel to the Trent & Mersey canal has been allocated for the residential development of circa 350 homes as part of the draft local plan (September 2025). See plan attached.

Location

The property is located on Milvale Street, Middleport, a historically rich, canal-side lane situated within the heart of the Potteries, characterised by a diverse property mix that includes traditional Victorian terraced housing, light industrial commercial units. The location provides excellent access to nearby everyday amenities, with local convenience stores, food outlets, and the Wayne Walker Quality Meats supermarket within half a mile, alongside cultural landmarks such as Middleport Pottery and its canal-side café. Strategic road connectivity is served by the nearby A500 ("D-Road"), which connects residents directly to the M6 motorway and adjacent Staffordshire towns. Rail commuters benefit from exceptional proximity to Longport railway station, located less than half a mile away, which provides direct, short-journey connections to the regional hub at Stoke-on-Trent railway station and broader services toward Manchester and Crewe.

Planning & Supporting Information.

Full planning consent was granted in 2009 for 'Demolition of former stables and workshops, conversion of former mill to 14 apartments, and construction of 2 apartments and 9, houses together with parking and landscaping' (Ref; Ref: 48464/FUL) which has subsequently expired.

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.

Lottery Funding

We understand that lottery funding maybe available to assist with the restoration, please enquire for further details.

Local Council

The site is located in the Council district of Stoke-on-Trent <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.

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

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Land & New Homes Team
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01782 211147

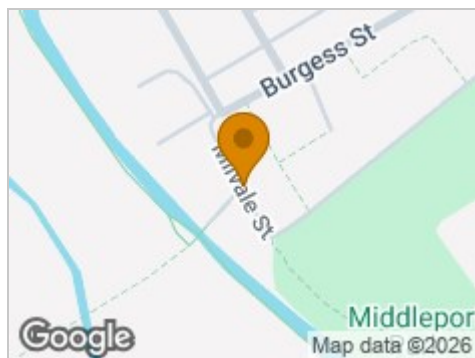
Joe Boulton
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01782 211147

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 or call the Land & New Homes team to discuss your requirements.



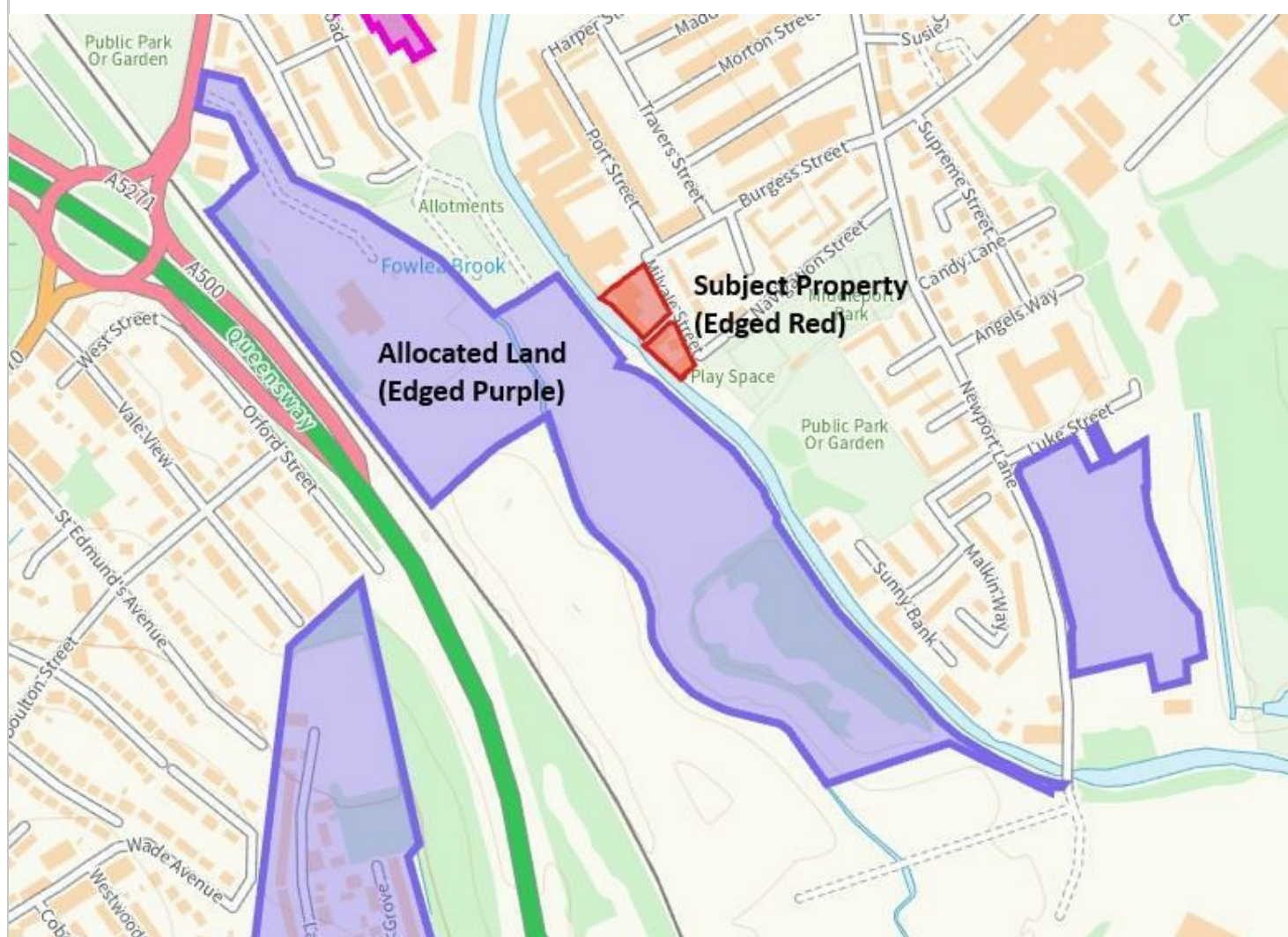
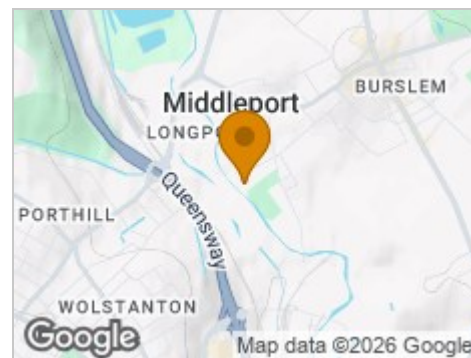
Road Map



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.