

butters john bee ^{bjb}

land & new homes



Land at Cheltenham Grove, Silverdale, ST5 6QR

Guide Price £20,000

Residential Development Land

Full planning consent for 1 x 2 bedroom house

For Sale By Auction at 6.30 pm on Monday 20th April 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

0.05 acre(s)



Land at Cheltenham Grove

Silverdale, ST5 6QR

Guide Price £20,000



Description

0.05 Acre of former garden land located in an established residential area. The land has full planning consent for a 2 bedroom detached house.

Location

The land is located in a residential area of Silverdale in the market town of Newcastle-under-Lyme. The immediate neighbourhood comprises mainly semi-detached and terraced housing and local residential streets with convenience stores and small shops within walking distance; larger retail, supermarkets and a more comprehensive range of services, cafés and eateries are available in Newcastle-under-Lyme town centre a short bus ride or drive away. There are multiple local bus stops on nearby roads serving the Potteries area with links to Newcastle-under-Lyme bus station where connections to Stoke-on-Trent and beyond are available. The nearest National Rail stations are at Stoke-on-Trent and Longport providing rail access to major cities. The location benefits from good road access via the nearby A34 and the M6 motorway (junctions 15 and 16) for regional travel. In terms of education and higher-level study, Keele University's main campus is around 2–3 miles away, which is easily reached by local bus or car.

Planning & Supporting Information.

The site benefits from full planning consent for 'Proposed residential development consisting of 1 no. Detached 2 bedroom dwelling' dated 21 Jan 2025 (Ref; 24/00700/FUL). A full info pack is available on request which includes the following:

- Decision Notice
- Plans & Elevations
- Supplementary Reports
- Comparable sales evidence

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.

GDV & Rental Value

The estimated GDV for the scheme is £175,000 with an estimated rental income of £800 pcm. Further information including comparable evidence is contained in the info pack.

Local Council

The site is located in the Council district of Newcastle-under-Lyme Borough Council <http://www.newcastle-staffs.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.

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

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

All Enquiries

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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 Side Elevation** **Proposed Rear Elevation** **Proposed Side Elevation**

specification and design. There will be a requirement to use a minimum of 100mm insulation in all walls, floors and roofs. The insulation must be installed in accordance with the relevant standards and the manufacturer's instructions. The insulation must be installed in a way that ensures it is not compressed and remains in place throughout the life of the building. The insulation must be installed in a way that ensures it is not damaged or removed during the construction process. The insulation must be installed in a way that ensures it is not damaged or removed during the construction process. The insulation must be installed in a way that ensures it is not damaged or removed during the construction process.

Floor Joists Plan 1:100

Level threshold Concrete slab floor

Below Clis Door and window jambs Above Windows and doors

Details to reduce Thermal Bridging Around Openings

Window Schedule

Ground Floor	
W1	1247 x 1050
W2	620 x 1050
First Floor	
W3	1247 x 1200
W4	1247 x 1200
W5	620 x 1050
W6	1810 x 1200

Section B-B

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.