butters john bee bjb
land & new homes



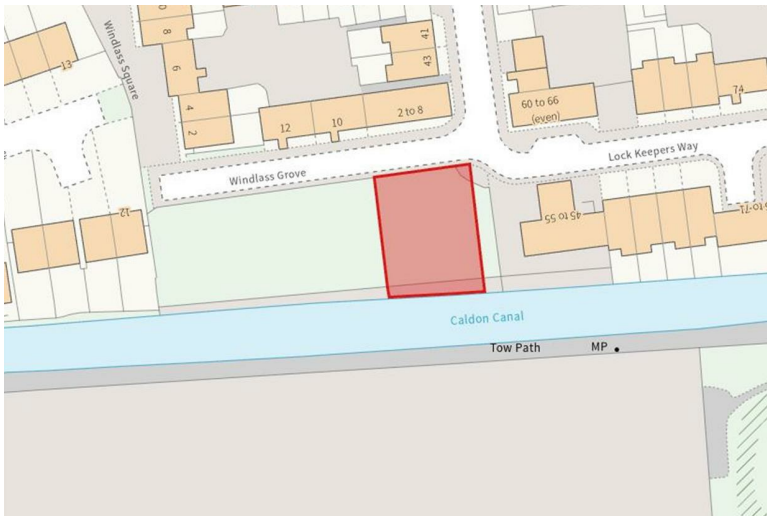
Plot 2, Windlass Grove, Hanley, Stoke-On-Trent, ST1 3RL

0.11 acre(s)

Guide Price £80,000

Canal-side part completed residential development of 6 Apartments
For sale on the instructions of the Joint Fixed Charge Receivers
For Sale By Auction at 6.30 pm on Monday 26th October 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

RICS Regulated by RICS





Plot 2, Windlass Grove

Hanley, Stoke-On-Trent, ST1 3RL

Guide Price £80,000







Description

The property comprises a three-storey part completed residential development which when finished will provide 3 x 1 bedroom ground floor apartments & 3 x 2 bedroom duplex first & second floor apartments.

Construction to date comprises concrete flooring, part block / part brick external elevations, exposed block built internal walls under exposed timber truss and concrete ceiling to the ground and first floors. The second floor has not yet been completed to ceiling height.

We have not been made aware of any existing warranties for the existing works completed.

The planning was part of a wider consent in 2006 which has subsequently been built & sold. A certificate for lawful development was granted in 2022 which is available upon request.

The adjacent land is also available as a separate lot, where there is an extant planning consent for 7 x 4 bedroom townhouses. further information is available upon request.

Location

The site sits on the Caldon Canal just outside Hanley town centre, within easy reach of the Potteries Shopping Centre, Hanley Park, local shops and a gym, with Hanley St Luke's Primary School around a 7-minute walk away. Hanley Bus Station is roughly a 15-minute walk (or 5-minute drive), Stoke-on-Trent Railway Station is a 6 minute drive away.

Planning & Supporting Information.

The site was part of a wider regeneration scheme on the former Eagle Pottery site which was completed by Redrow Homes in circa 2006 / 07. The site benefits from planning consent for 6 apartments dated 01 June 2006 (Ref; SOT/42494). The consent was part of a wider application with a Certificate of lawful development available upon request (ref; 66965/CLP). A full info pack is available on request which includes the following:

- Certificate of lawful development
- Supplementary planning documents
- BJB Comparable Evidence
- Photographs

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 scheme comprises;

1 Bedroom Apartment - 35 sq.m
1 Bedroom Apartment - 36 sq.m
1 Bedroom Apartment - 33 sq.m
2 Bedroom Apartment (Duplex) - 70 sq.m
2 Bedroom Apartment (Duplex) - 72 sq.m
2 Bedroom Apartment (Duplex) - 67 sq.m

All measurement are Gross Internal Area (GIA).

Any sizes / 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 Stoke-On-Trent City Council - 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. We have been advised by our Client that VAT in NOT applicable, however all interested parties should make their own enquiries to satisfy themselves with the VAT position.

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

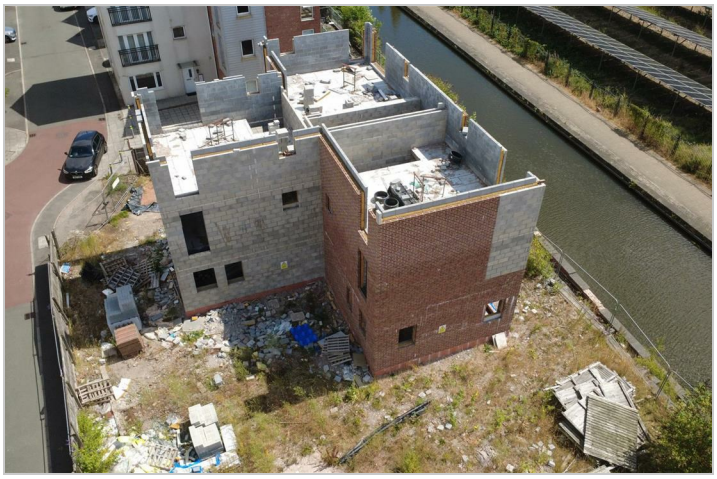
All Enquiries
Alex Djukic BSc MSc
Regional Land Manager
Land & New Homes Team
residential-land@bjbmail.com
01782 211147

Margaret Tinsley
Land Administration & Business Support
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





Canalside
Front Elevation



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.

75 The Strand, Longton, Stoke-on-Trent, ST3 2NS
Tel: 01782 211147 Email: Residential-Land@bjbmail.com www.buttersjohnbee.com