

**butters john bee** <sup>bjb</sup>  
land & new homes



2.43 acre(s)



Bungalow & Land at Lightwood Road, Stoke on Trent, ST3  
Guide Price £400,000



# Bungalow & Land at Lightwood Road

Stoke on Trent, ST3 7EW

Formerly Garden Nursery

Potential Grey Belt Residential Development Site (Subject to Planning)

\*\*\*The bungalow is unlikely to be mortgageable due to structural issues \*\*\*

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](mailto:auction@bjbmail.com)



Description

Location

Planning & Supporting Information.

Structural Issues

Local Council

Tenure.

VAT.

Pre-Auction Offers.

Common Auction Conditions.

Buyers Admin Fee.

Addendum.

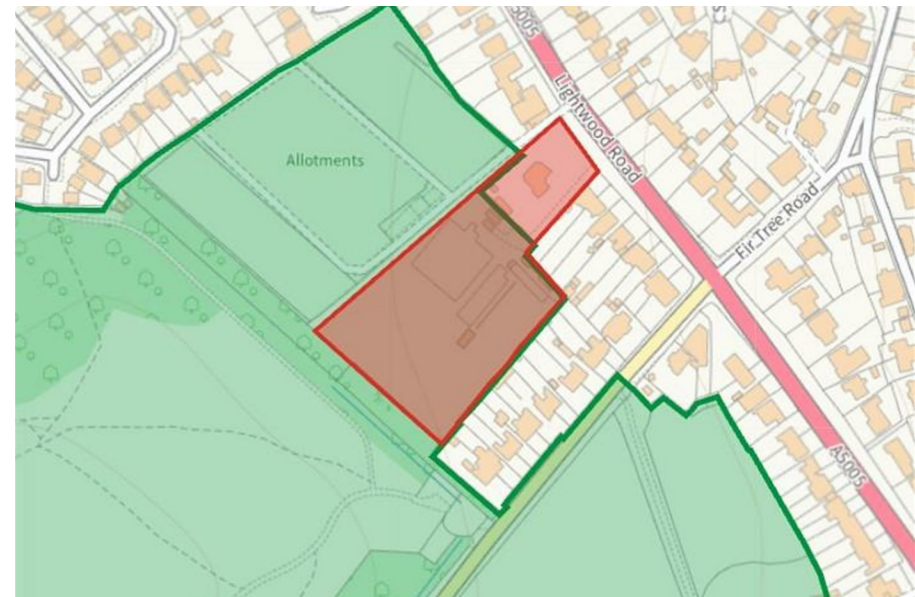
Internet, Telephone and Proxy Bidding

Legal Costs



Legal Pack.  
Deposit  
Viewings  
All Enquiries  
Looking for Land & Development Opportunities?

Directions





## Floor Plans



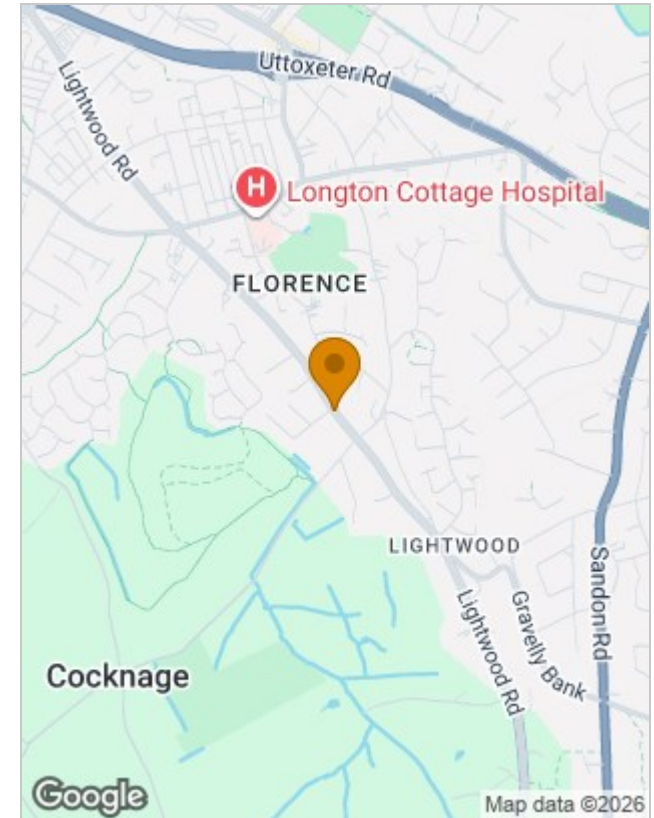
## Viewing

Please contact our Land & New Homes Office on 01782 211147 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	