

# butters john bee<sup>bjb</sup>

## land & new homes



Land & Garages Villa Close, Biddulph, ST8 6LJ

**Guide Price £10,000**

A garage site in a well established residential area

For sale on behalf of Your Housing Group

For Sale By Auction at 6.30 pm on Monday 20th October 2025

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)



0.02 acre(s)





**Description**

0.02 Acres (97 Sq. m) of land comprising 4 domestic garages with potential for alternative uses subject to obtaining the appropriate planning consents.

**Location**

The land is located in the town of Biddulph approximately 9 miles north of Stoke-on-Trent and 5 miles south-east of Congleton, Cheshire. Biddulph is located on the A527, which provides strong links to Congleton in the North and Stoke-on-Trent in the south.

**Planning & Supporting Information.**

We are not aware of any current or historic planning consents in relation to this site, however there may be potential for alternative uses subject to the necessary planning permission and consents. It is important that prospective purchasers ensure they have inspected the site and rely upon their own enquiries, assessments and due diligence with regards to its current and potential uses.

**Local Council**

The site is located in the Council district of Staffordshire Moorlands <https://www.staffs Moorlands.gov.uk/>

**Existing Tenancies & Rights of Way**

The site will be sold with all existing Tenancies & Rights of way in place. For further details on this matter, please review the legal pack & seek advise from a solicitor.

**Tenure.**

Freehold - Subject to any existing Rights of way & Tenancies.

**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.**

PRE-AUCTION OFFERS WILL NOT BE CONSIDERED.

**Special Conditions**

The Buyer agrees with the Seller that they shall not transfer, assign or grant a long lease of the Property during the first 12 months from the date of completion. Please refer to the legal pack.

**Common Auction Conditions.**

This property is sold subject to our Common Auction Conditions (a copy is available on request).

**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 advisor before bidding, and accountant regarding the impact of VAT, if applicable on the sale. The legal pack can be viewed online via our website [www.buttersjohnbee.com](http://www.buttersjohnbee.com). Legal packs can also be viewed at the selling office. These documents should be passed to your legal advisor as they help make informed decisions regarding the lot. If you need further legal information please contact the vendor's solicitor whose details will be in the auction catalogue. It is important to note that you buy subject to all documentation and terms of contract whether or not you have read them.

**Buyers Admin Fee.**

A buyers administration fee of £1,500 plus VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.

**Sellers Costs**

Please note, the sellers costs will be payable on top of the purchase price – these additional costs are detailed within the legal pack.

**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.

**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](http://www.buttersjohnbee.com/auction) or contact the Auction Team on 0800 090 2200 or [auktion@bjbmail.com](mailto:auktion@bjbmail.com).

**Viewings**

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

**All Enquiries**

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**Looking for Residential Land?**

Please note that not all residential development land will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: [residential-land@bjbmail.com](mailto: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 firms employment has the authority to make or give any representation or warranty in respect of the property.

