

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

## land & new homes



Land at Cherry Tree Crescent, Great Bridgeford, ST18 9TN

Guide Price £50,000

**0.10 acre(s)**

0.10 Acre of Garden Land

Expired Planning Permission for 1 x 3 Bed Bungalow

For Sale By Auction at 6.30 pm on Monday 9th March 2026

at the Double Tree By Hilton Hotel, Festival Park, Stoke-on-Trent, ST1 5BQ

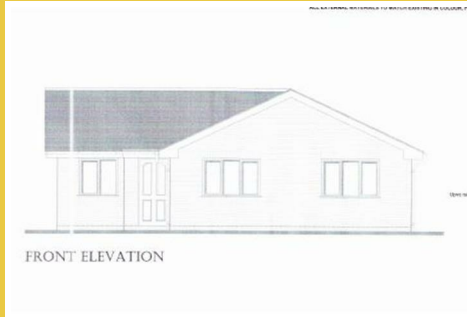
Contact the Auction Team to Register: 0800 090 2200 or [auction@bjbmail.com](mailto:auction@bjbmail.com)



# Land at Cherry Tree Crescent

Great Bridgeford, ST18 9TN

Guide Price £50,000



## Description

The subject land comprises a 0.10 Acre parcel of former garden land which has an expired full planning consent for 1 x 3 bedroom bungalow. The land may have potential for alternative uses (subject to planning) for which we advise that you rely on advice from the relevant property professionals with regards to both its current and potential uses.

The adjacent bungalow is also available as part of a separate purchase - please get in contact for information.

## Location

The subject land is situated in the sought-after village of Great Bridgeford, on the northern edge of Stafford thus offering a good balance between both rural living & access to urban amenities. The land is well placed for transport links, with local bus services within walking distance and easy access to Norton Bridge and Stafford railway stations, the latter providing frequent West Coast Main Line services to Birmingham, Manchester and London. Road connections are strong, with straightforward routes to Stafford town centre, the A518 and the M6 motorway for regional travel. The land benefits from convenient access to everyday amenities and a wider range of shops, schools and leisure facilities in nearby Stafford, located less than 4 miles away.

## Planning & Supporting Information.

The site benefits from expired planning consent for 1 x 3 Bed Bungalow dated 31/08/2012 (Ref; 12/17401/FUL ). A full info pack is available on request which includes the following:

- Decision Notice
- Floorplans
- Elevations
- BJB Comparable 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.

## Accommodation.

The proposed scheme of the expired planning comprised the following:

1 x 3 Bed Bungalow (101 Sq.m / 1,087 Sq.ft GIA)

- Estimated GDV £380,000

Any sizes / values 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 Stafford Borough Council <https://www.staffordbc.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 is NOT applicable, however 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](mailto: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](http://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](http://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](http://www.buttersjohnbee.com/auction) or contact the Auction Team on 0800 090 2200 or [auktion@bjbmail.com](mailto:auktion@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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### 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](mailto:residential-land@bjbmail.com) or call the Land & New Homes team to discuss your requirements.



Road Map



Hybrid Map



Terrain Map



## GROUND FLOOR PLAN

Internal Gross Floor Area is 101.12sqm

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.