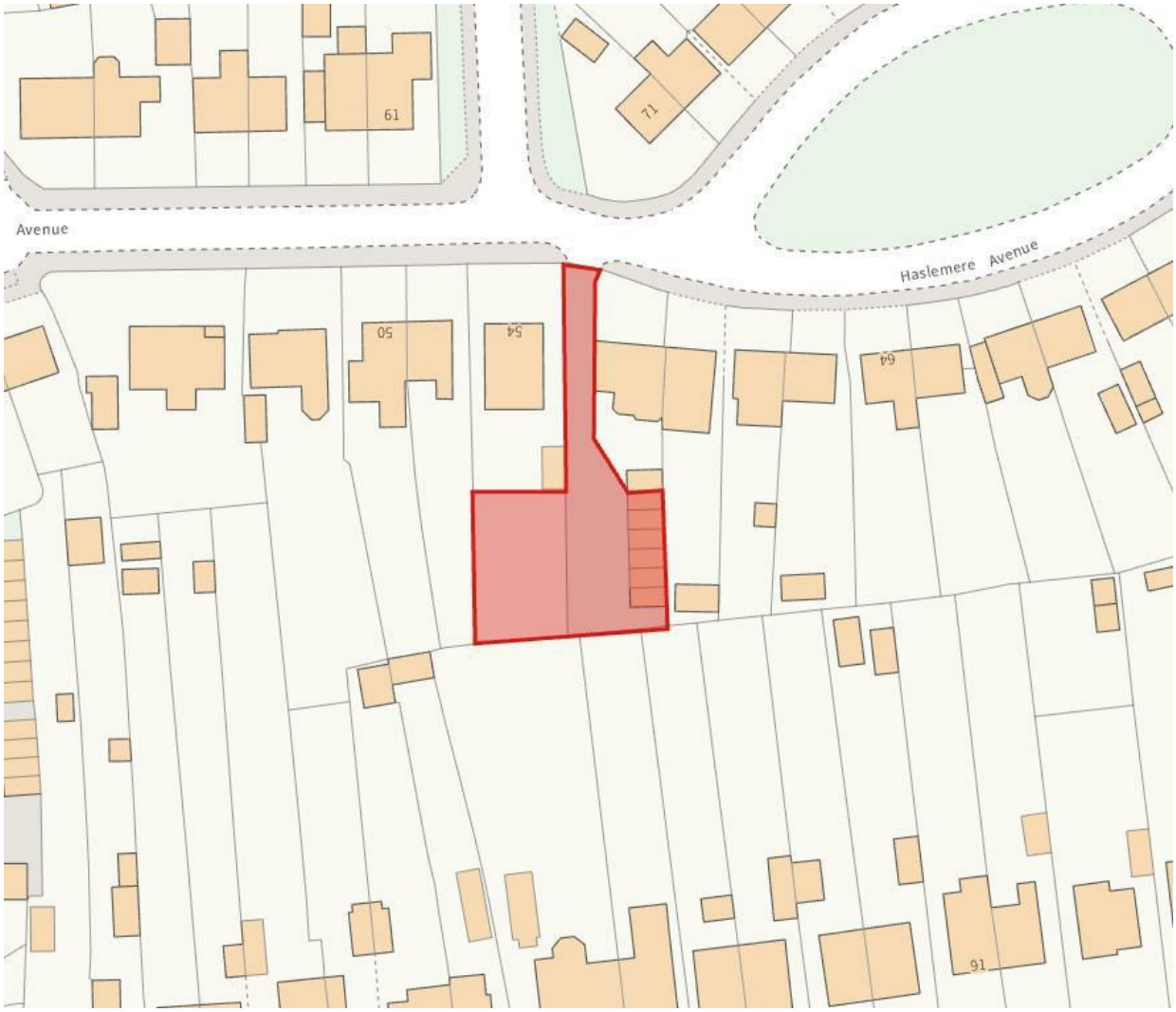
butters john bee bjb

land & new homes



Land & Garages at Haslemere Ave, Stoke-on-Trent, ST2 7AU

0.16 acre(s)

Guide Price £10,000

Land Comprising 6 Domestic Garages
Potential for alternative uses (Subject to planning)
For Sale By Auction at 6.30 pm on Monday 7th December 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





Land & Garages at Haslemere Ave

Stoke-on-Trent, ST2 7AU

Guide Price £10,000





Description
0.16 Acres of land comprising 6 domestic garages with potential for alternative uses subject to obtaining the necessary planning consents.

Location
The land is located in the established residential area of Milton, with a Local retail area just 0.3 miles away, including Co-Op food, One Stop, Travellers Rest Pub and more. The nearest Bus stop is a 5 minute walk away (0.2 miles), where the 24 route offers travel options to Adderley Green, Bucknall, The Haywood Hospital, Hanley, Stoke, bet 365 Stadium and Hem Heath. The land is located in a convenient position for travel by car to the surrounding area, just 0.9 miles from the A53 offering convenient travel to the surrounding region.

Planning & Supporting Information.
Planning was refused for the "Erection of a bungalow and detached garage" dated 19/03/2010 Ref: 49679/FUL. This planning refusal was prior to the purchase of the additional land now included within the sale.

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.

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.

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.

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.

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

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





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.

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