

butters john bee^{bjb}

land & new homes



Land at Leech Avenue, Chesterton, ST5 7PN

Guide Price £23,000

0.11 acre(s)

Vacant Land

Potential for alternative uses (Subject to Planning)

For Sale By Auction at 6.30pm 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. 01782 211180. auction@bjbmail.com



Land at Leech Avenue

Chesterton, ST5 7PN

Guide Price £23,000



Description

Vacant land located in a well-established residential setting. The land may have potential for alternative uses subject to obtaining the appropriate planning consents.

Location

The land is located in Chesterton, an established residential suburb of Newcastle-under-Lyme. Serviced by a range of local shops, businesses and restaurants, as well as nearby popular walking destination Apedale Country Park. All major amenities are available via Newcastle Town Centre, including a host of high street retailers and major supermarkets including Morrisons & Aldi.

The major connecting routes are via M6 Motorway (4 Miles) and Stoke Railway Station (4.5 Miles).

Local Council

The site is located in the Council district of Newcastle-under-Lyme Borough Council <http://www.newcastle-staffs.gov.uk/>

Planning & Supporting Information.

The client has commissioned drawings for 2 x 3 bedroom semi-detached dwellings with vehicular access to Leech Avenue via a dropped kerb.

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.

Tenure.

Freehold with vacant possession upon completion.

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.

Restrictive Covenant

We understand there is a restrictive covenant attached to the title of this land. Please see the legal pack & take advice from your solicitor.

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.

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.

Viewings

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

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.

All Enquiries

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

Joe Boulton

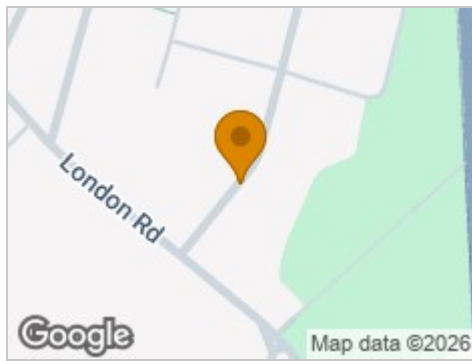
Assistant Land Manager
Land & New Homes Team
residential-land@bjbmail.com
01782 211147

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.



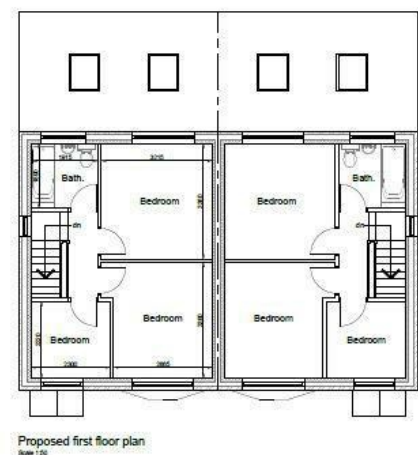
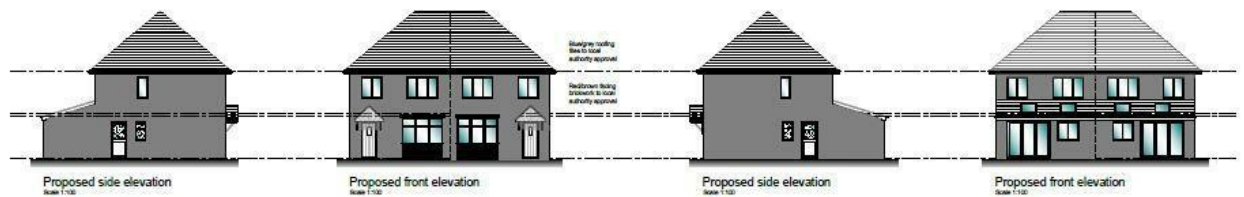
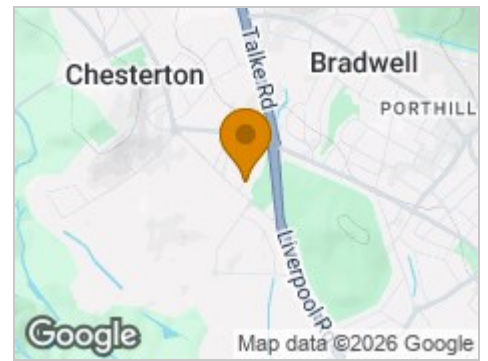
Road Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.