

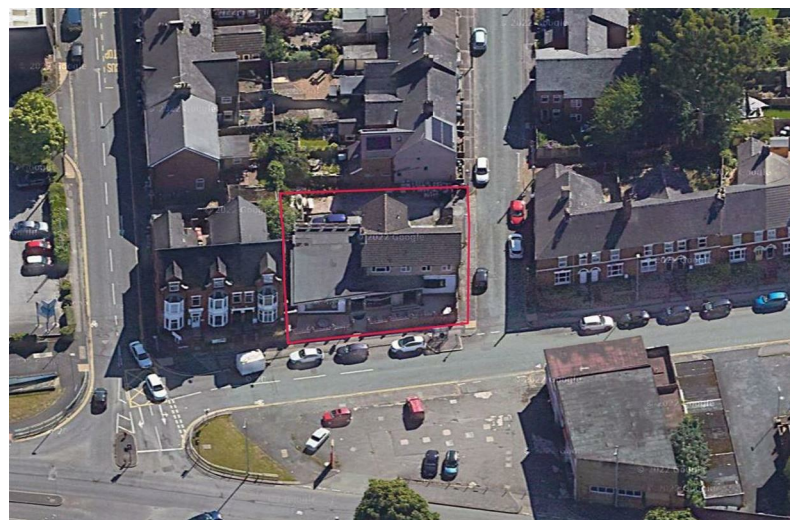
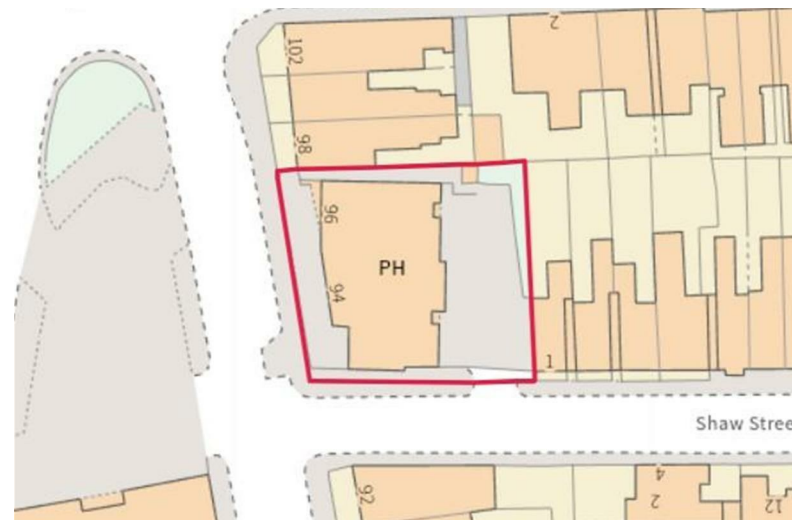
SITE SOLD
More Land Required

Liverpool Road, Newcastle, ST5 2AX

Guide Price £200,000

0.00 sq ft

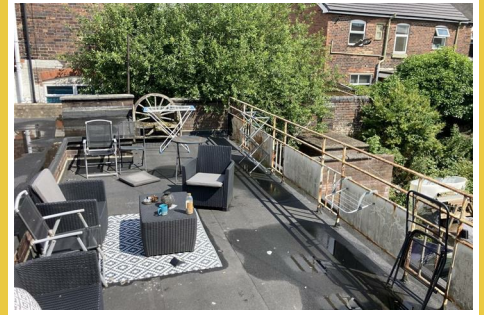
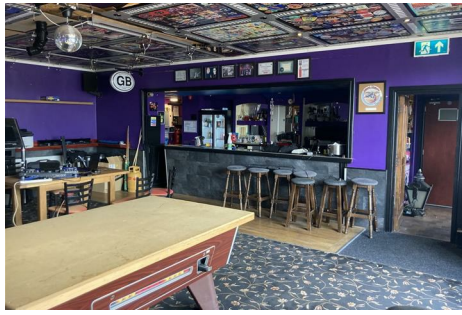
Deadline for Pre-auction offers 12:00 Tuesday 8th July 2025
Former Free Bird Public House & 3 Bedroom Apartment
Potential for residential conversion (Subject to planning)
For Sale By Auction at 6.30pm on Monday 14th July 2025
at the Double Tree By Hilton Hotel, Festival Park, Stoke on Trent, ST1 5BQ
Contact the Auction Team to Register: 0800 090 2200 or auction@bjbmail.com



Liverpool Road

Newcastle, ST5 2AX

Guide Price £200,000



Description

The former Free Bird Pub / Live Music Venue which has ceased operating, including a 3 bedroom first floor apartment. The property has potential for alternative uses including conversion into residential due to its prominent town centre location, subject to obtaining the appropriate planning consents.

Location

The site is located within walking distance to Newcastle-under-Lyme Town Centre (0.3 miles), here all major amenities can be sourced, including shops, bars, supermarkets and doctors. The site is located less than a mile from Newcastle bus station, for all major connecting routes to Hanley, Crewe & Stafford.

Local Council

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

Existing Accommodation

Ground Floor

Entrance Porch - Main Lounge with Ladies & gents WCs - Central Servery - Second Bar Area / Band Room with Ladies & Gents WCs - Utility Room / Store - Additional Sore / Former Kitchen - access to rear yard / parking

First Floor Flat

Kitchen - WC - Bathroom (with shower over bath) - Living Room - Master Bed Room - Two further Bedrooms. - Roof Terrace

The existing property has an approximate gross external area of 3,853 Sq.ft (358 sq.m).

Planning & Supporting Information

The property has recently been the subject to an outline planning application to demolish existing pub and new residential development of 6 apartments with all other matters reserved (REF: 23/00140/OUT) this has since been withdrawn. A full info pack is available on request which includes the following:

- Site layout
- BJB Comparable Evidence
- Location Plan

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.

Tenure.

Freehold with vacant possession upon completion.

Rating & Council Tax

The Rateable Value for the business premises is £9,300. BJB recommend parties make their own enquiries into any further business rate relief which may be available. The flat is listed as Council Tax Band A.

VAT

We have been informed that VAT is applicable on this sale.

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 £1,000 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.

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

Strictly By Appointment with the BJB Land & New Homes Team

All Enquiries

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

Looking for Residential Land?

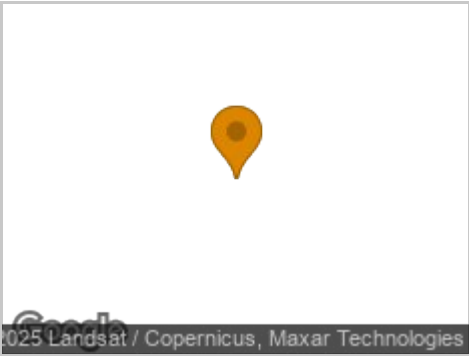
Please note that not all residential development land will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: residential-land@bjbmail.com or call the Land & New Homes team to discuss your requirements.



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.