



Land at Peel Terrace, Stafford, ST16 3BX

Guide Price £140,000

0.13 acre(s)

0.13 Acre of vacant land
 Planning granted in 2021 for 5 apartments
 1 of 2 lots available
 For Sale By Auction at 6.30 pm on Monday 1st June 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



Land at Peel Terrace

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Description

0.13 Acre of vacant land, formerly the location of the Albion Inn Public House. Full planning permission was granted on 11 March 2021 for "Proposed development of five apartments" Ref: 20/33286/FUL.

The land may have potential for alternative uses subject to obtaining the appropriate planning consents.

The subject land is 1 of 2 lots available via Auction - the vendor is willing to listen to pre-auction offers of each lot individually or the entire property.

Location

The land occupies a prominent position on the corner between Marston Road and Peel Terrace within a well-established mixed residential and commercial area, just a short distance from Stafford town centre. The property benefits from excellent accessibility, with strong pedestrian links to local amenities, convenient access to Stafford railway station and regular bus services, with wider regional connectivity via the A34 and M6 motorway network. The surrounding area is characterised by traditional terraced housing, independent businesses and commercial uses, reflecting Stafford's historic urban fabric. The highly accessible and well-connected location presents an ideal proposition suitable for a range of development opportunities.

Planning & Supporting Information.

Full planning consent was granted for "Proposed development of five apartments" dated 11/03/2021 (Ref; 20/33286/FUL). A full info pack is available on request which includes the following:

- Decision
- Plans & Elevations
- Supplementary Reports
- BJB Comparable Evidence
- Photos

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 comprises the following:

- Unit 1. 2 Bed Apartment (63 sq.m / 678 sq.ft GIA)
- Unit 2. 2 Bed Apartment (61 sq.m / 656 sq.ft GIA)
- Unit 3. 2 Bed Apartment (63 sq.m / 678 sq.ft GIA)
- Unit 4. 2 Bed Apartment (61 sq.m / 656 sq.ft GIA)
- Unit 5. 2 Bed apartment (78 sq.m / 839 sq.ft GIA)

Any sizes / measurements quoted by BJB are correct to the best of our knowledge, however we would recommend 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/>

Business Rates & EPC

The land is not currently listed for Business Rates, Council Tax or EPC. All interested parties should make their own enquiries regarding their proposed use for the land and any potential liability for Business Rates / Council Tax which may arise.

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. 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.

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

Strictly By Appointment with the BJB Land & New Homes Team

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

Margaret Tinsley
Land Administration & Business Support
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.



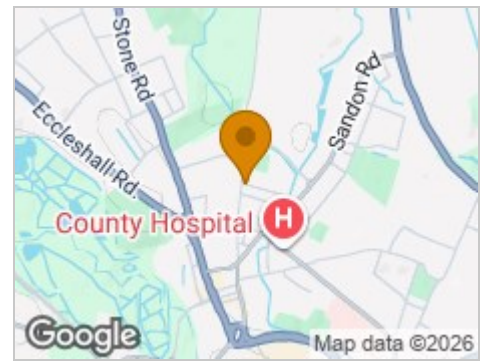
Road Map



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.