



The Avenue, Kidsgrove, Stoke on Trent, ST7 1AL

Guide Price £180,000

Former Kidsgrove Pentecostal Church
Full planning to form 12 supported living self-contained apartments (Granted Aug 2023)
Expired planning consent for conversion into a residential dwelling
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

0.38 acre(s)



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Description

The property comprises a former Pentecostal church measuring approximately 561 s.qm (Gross external area). Planning consent was granted for conversion to form 12 supported living self-contained apartments in August 2023. An additional planning consent was granted in 2021 for change of use from a place of worship to a residential dwelling.

The property may have potential for alternative uses, subject to obtaining the necessary planning consents.

Location

The former Pentecostal Church on The Avenue, ST7 1AL is situated within a predominantly residential area of Kidsgrove, Staffordshire, characterised by a mix of traditional terraced and semi-detached housing with local commercial uses nearby. The property benefits from convenient access to a range of day-to-day amenities within Kidsgrove town centre, including supermarkets, independent retailers and leisure facilities, while more extensive shopping and services are available in the nearby towns of Newcastle-under-Lyme and Stoke-on-Trent. In terms of transport connectivity, the location is well placed for road travel, lying close to the A50 and A500 dual carriageways which provide onward links to the M6 motorway (Junctions 15 and 16). Rail services are accessible via Kidsgrove railway station, located approximately 1 mile away, offering regular connections to Stoke-on-Trent, Crewe and Manchester, supporting both commuter and regional travel.

Planning & Supporting Information.

Full planning consent was granted for 'Change of use of church to form 12no. supported housing apartments (Use Class C3b)' on 23 Aug 2023 (Ref; 22/00883/FUL).

An additional application for 'Change of use from place of worship to a residential dwelling' was granted on 05 Nov 2021, which has subsequently lapsed (Ref; 21/00803/FUL).

A full info pack is available on request which includes the following:

- Decision Notices

- Plans & Elevations
- Supplementary Reports
- 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.

Local Council

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

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.

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.

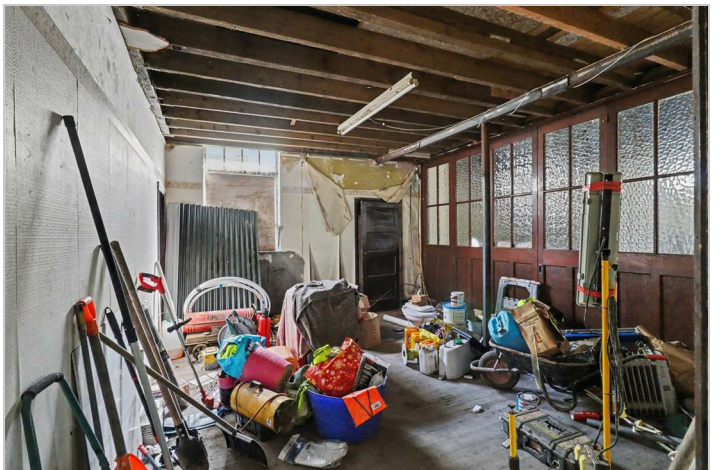
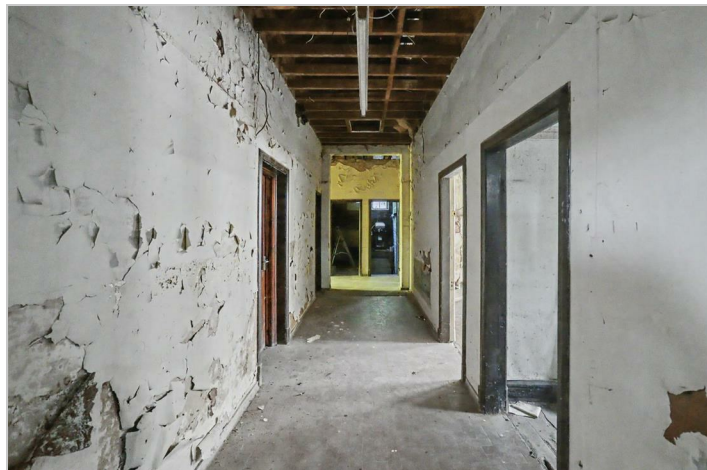
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Looking for Land & Development Opportunities?

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 or call the Land & New Homes team to discuss your requirements.



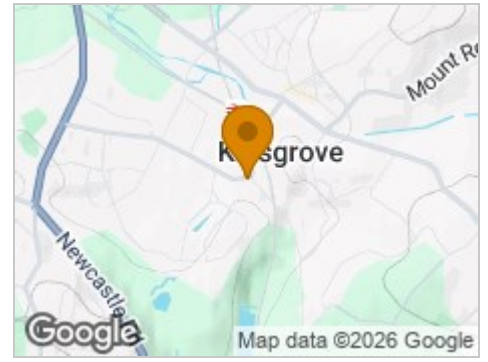
Road Map



Hybrid Map



Terrain Map



This section contains two architectural floor plans. On the left is the 'Ground Floor Plan' at a scale of 1:100, showing various rooms and units labeled 'Unit 1' through 'Unit 10'. On the right is the 'First Floor Plan' at a scale of 1:100, showing a similar layout of rooms and units. Below the ground floor plan is a scale bar. To the right of the first floor plan is a project information block for Hewitt & Co. The block includes the company name, contact details (A: Diggleford House | T: 01224 208888 | E: enquiries@hewitt.co.uk | W: www.hewitt.co.uk), the client 'ADF', the project name 'Proposed change Pentecostal Church', the drawing title 'Proposed Floor Plan', the stage 'Stage Planning', the date 'Date: Sept 2022', the scale 'Scale: 1:100', and the drawing number 'Drawing No: 01224 PL(0)0'. The word 'PLANNING' is written vertically on the left side of this block.

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.