butters john bee bjb
land & new homes



Land at, Brakespeare St, Goldenhill, Stoke-on-Trent, ST6 5SX

RICS Regulated by RICS

0.18 acre(s)

Guide Price £10,000

Vacant land with potential for alternative uses (Subject to planning)
For sale on behalf of Stoke-on-Trent City Council
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

City of Stoke-on-Trent





Description
0.18 Acre (s) of vacant land. The land may have potential for alternative uses subject to obtaining the necessary planning approvals.

Location
The land is situated in a high-density, established residential pocket predominantly characterised by traditional Victorian terraced housing built during the pottery boom. Local amenities are heavily accessible, with the site being within walking distance of Tunstall town centre, local retail parks, and the Grade II listed Tunstall Park. Educational needs are well-served by a strong selection of nearby primary and secondary options, such as St. Nathaniel's Academy and Mill Hill Primary. For broader transport links, commuters benefit from immediate road connectivity via the A500 D-road just minutes away, linking directly to the M6 motorway. Regular local bus services operate from nearby Parsonage Street via First Potteries, routing frequently into Hanley and the primary Stoke-on-Trent railway station located approximately four miles south for direct rail links.

Planning & Supporting Information.
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.

Local Council
The site is located in the Council district of Stoke-on-Trent - https://www.stoke.gov.uk/.

Tenure.
Freehold - Subject to any existing Rights of way & Tenancies.

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
PRE-AUCTION OFFERS WILL NOT BE CONSIDERED.

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
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
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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.

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.







