



Land At High Street, Newchapel, ST7 4PT

Guide Price £65,000

**0.72 acre(s)**

Deadline for Pre-auction offers 12:00 Monday 7th July 2025

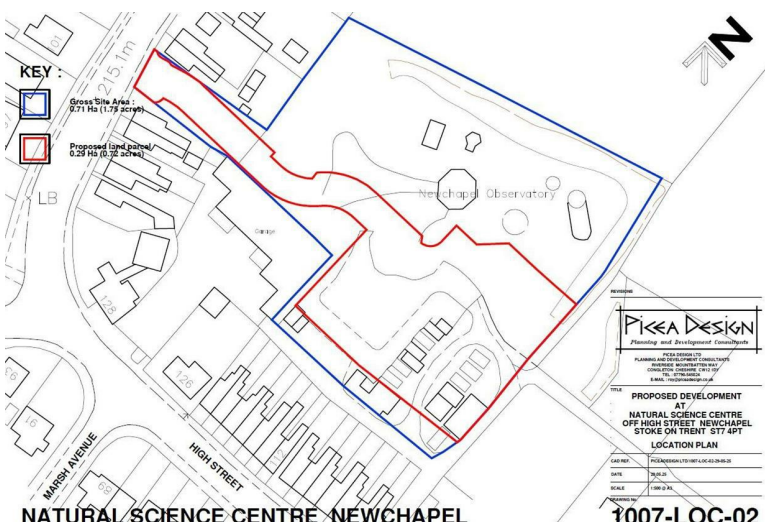
Land comprising approximately 24 domestic garages

Potential for residential development (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](mailto:auction@bjbmail.com)





# Land At High Street

Newchapel, ST7 4PT

Guide Price £65,000



## Description

Land comprising approximately 24 domestic garages with potential for residential development. A planning report was commissioned by the clients to outline this potential, and is available upon request.

The land forms part of a wider title under the ownership of the adjacent Newchapel Observatory which has been closed for a number of years. The proceeds from the sale will be put towards the reinstatement of the facility.

The owners are open to working with any future purchaser, if any issue arises that requires their input or assistance.

## Location

The land is located adjacent the former Newchapel Observatory (Natural Science Centre) which closed in 2010. The Natural Science Centre was an educational and recreational visitor centre and previously comprised a planetarium, observatory, alternative energy displays and a large conservation area.

Newchapel is located less than 2 miles from the landmark of Mow Cop Castle, and less than 1 mile from Kidsgrove, where a full range of amenities can be found including Tesco Supermarket. The arterial A500 is located less than 3 miles away which provides connectivity across Stoke-on-Trent and to J16 of the M6 Motorway.

## 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.

A planning report was commissioned by the client which identifies that the land may have potential for 6 x 4 bedroom detached houses (Subject to planning).

This report is available upon request and concludes 'The proposed scheme will provide an opportunity for an attractive small-scale & select housing development on this 'brownfield site'. This enabling development will contribute to the refurbishment and potential expansion of the NSC – an important tourism asset for the local and wider community.'

'The scheme will provide an adoptable access road and an opportunity to improve both the landscape and ecological bio-diversity context. This is a very sustainable site in an established residential/commercial area and as such is therefore close to amenities and transport links. The development will comply with both National & Local Planning Policies, (including the draft Local Plan) and should be supported by

Council Officers and the Council's Planning Committee.'

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.

## Garage Tenancies

It is our understanding that there are 15 tenants across the 24 garages, however, there is no formal tenancy agreements in place.

## GDV / Sales Values

The estimated GDV for the proposed scheme contained within the planning report are detail below - Further information including comparable evidence is contained in the info pack.

Unit 1 - 4 Bed Detached - 110 sq.m. (1,186 sq.ft) - Est £380,000
Unit 2 - 4 Bed Detached - 110 sq.m. (1,186 sq.ft) - Est £380,000
Unit 3 - 4 Bed Detached - 110 sq.m. (1,186 sq.ft) - Est £380,000
Unit 4 - 4 Bed Detached - 110 sq.m. (1,186 sq.ft) - Est £380,000
Unit 5 - 4 Bed Detached - 110 sq.m. (1,186 sq.ft) - Est £380,000
Unit 6 - 4 Bed Detached - 132 sq.m. (1,429 sq.ft) - Est £400,000

Total Estimate GDV: £2,300,000

Any sizes / values quoted by BJB are correct to the best of our knowledge, however we would recommended all interest parties carry out their own checks before relying on any information provided.

## Overage

We understand that there is an overage clause applicable on the sale of this land. Please refer to the legal pack and take the relevant legal advice.

## 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](http://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](http://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](http://www.buttersjohnbee.com/auction) or contact the Auction Team on 0800 090 2200 or [auction@bjbmail.com](mailto:auction@bjbmail.com).

### 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.

### 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.

### All Enquiries

Alex Djukic BSc MSc  
Regional Land Manager  
Land & New Homes Team  
[residential-land@bjbmail.com](mailto:residential-land@bjbmail.com)  
01782 211147

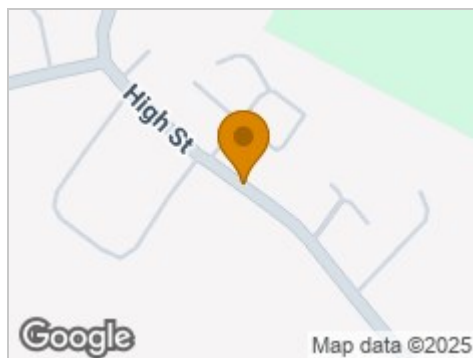
### Looking for Land & Development Opportunities?

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](mailto:residential-land@bjbmail.com) or call the Land & New Homes team to discuss your requirements.





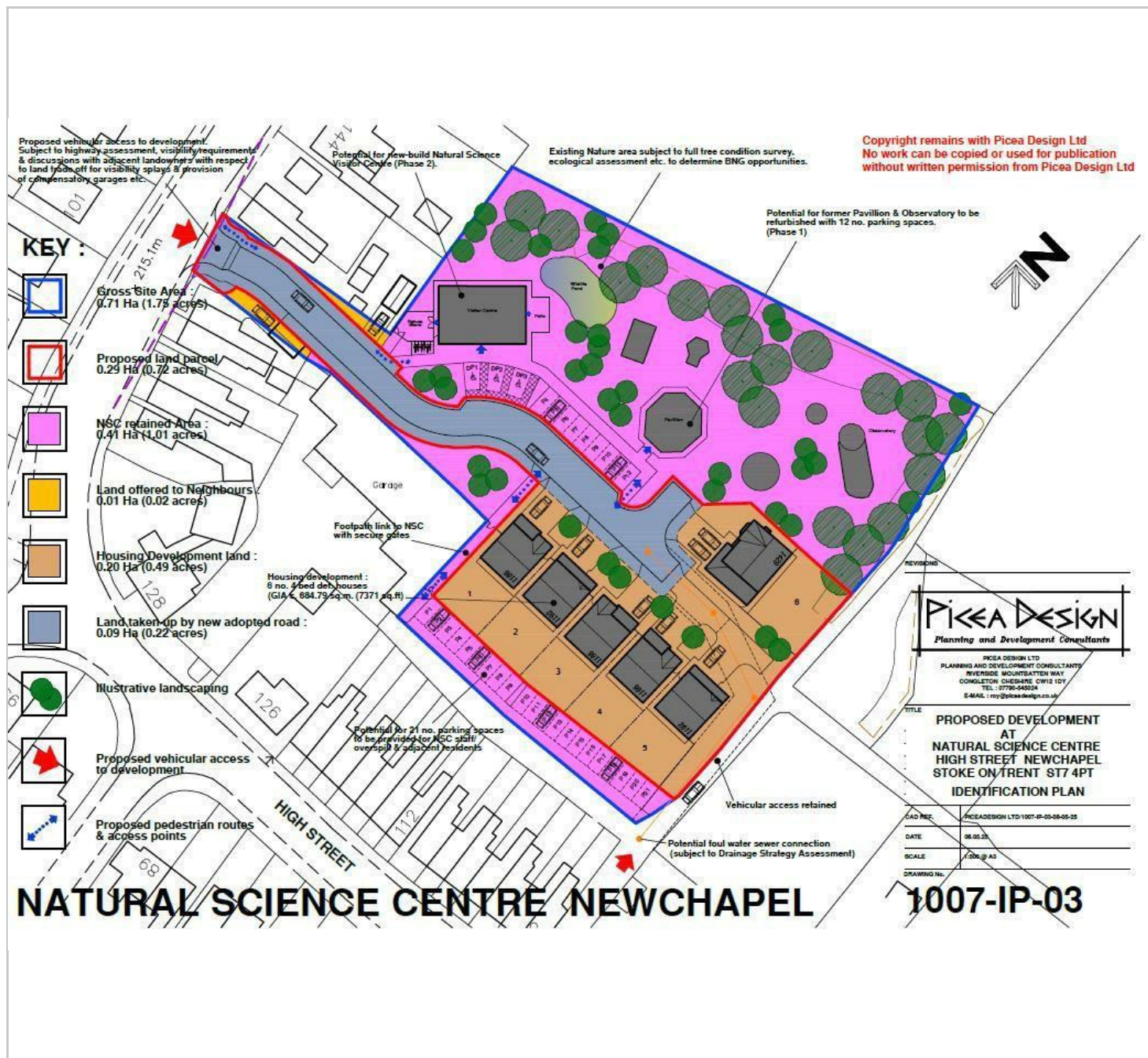
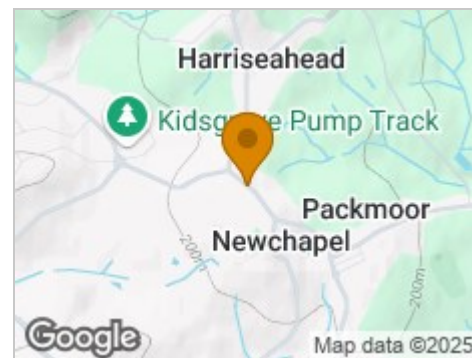
Road Map



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.