



Land at Laurel Grove, Stafford, ST17 9EF

Guide Price £75,000



0.17 acre(s)

22 Domestic Garages

Full Planning consent for 3 Town Houses

For Sale By Auction at 6.30pm on Monday 15th September 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



Land at Laurel Grove

Stafford, ST17 9EF

Guide Price £75,000



Description

A domestic Garage site comprising 22 domestic garages. The land has full planning consent for 3 x 2/3 bedroom town houses.

Location

The land is located in a well-established residential area 2 miles from Stafford Town Centre. Stafford plays host to a full range of amenities which includes Riverside Stafford, a newly developed shopping complex. Junction 13 of the M6 Motorway is located less than 2 miles away for connectivity south to Birmingham & north to Manchester. Stafford Railway station is the closest transport hub, which offers nationwide travel via train.

Planning & Supporting Information.

The site benefits from full planning consent for 'A residential development that will comprise of 3 houses that will sit in a terraced block' dated 7 March 2024 (Ref; 21/33897/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, GDV & Rental Values

The proposed scheme comprises the following:

- Plot 1. 2/3 bedroom end terrace (86 sq.m / 925 sq.ft) Est. £220,000 / £1,000 pcm
- Plot 2. 2/3 bedroom mid terrace (83 sq.m / 893 sq.ft) Est. £220,000 / £1,000 pcm
- Plot 3. 2/3 bedroom end terrace (86 sq.m / 925 sq.ft) Est. £220,000 / £1,000 pcm

(Gross external area)

Total Estimated GDV: £660,000

Total Estimated Annual Income: £36,000

Any sizes / measurements 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.

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.

Viewings

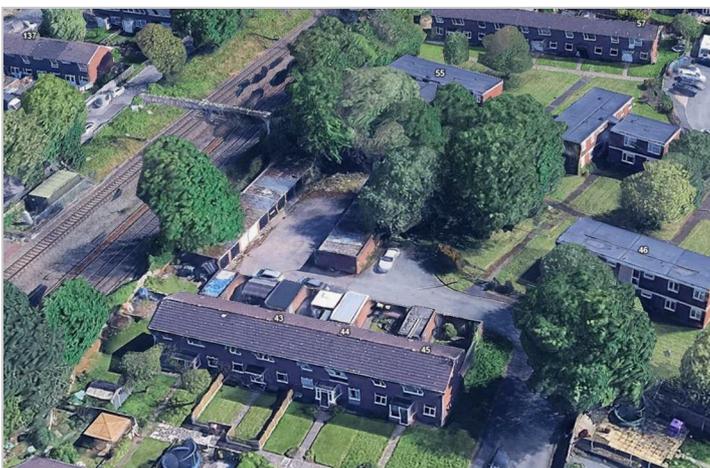
The site can be inspected from the Public Highway – no appointment is necessary.

All Enquiries

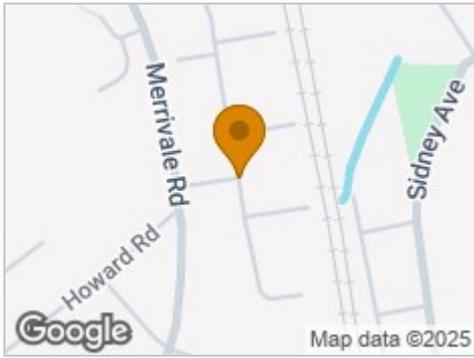
Alex Djukic BSc MSc
Regional Land Manager
Land & New Homes Team
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01782 211147

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.



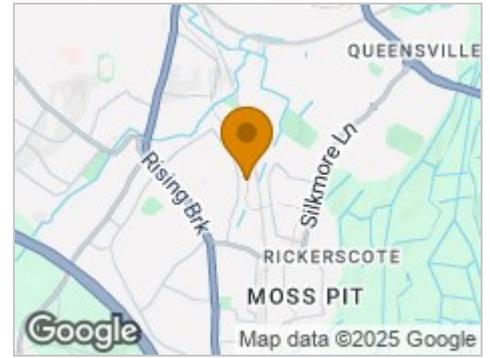
Road Map



Hybrid Map



Terrain Map



ZB4P - 72 SQ M PER DWELLING

FIRST FLOOR LAYOUT
(SCALE 1:50)

GROUND FLOOR LAYOUT
(SCALE 1:50)

SIDE ELEVATION
(SCALE 1:100)

FRONT ELEVATION
(SCALE 1:100)

REAR ELEVATION
(SCALE 1:100)

SIDE ELEVATION
(SCALE 1:100)

2 Bedroom, 4 Person

ROOM SCHEDULE	MEASURE
Terraced	
Living & Dining	14.0m x 14.7m
Kitchen	4.0m x 5.0m (max)
W.C.	1.2m x 1.2m (max)
Bedroom 1	4.0m x 5.0m (max)
Bedroom 2	4.0m x 5.0m (max)
Bedroom 3	3.0m x 5.0m
Bedroom 4	3.0m x 5.0m
Internal	
Living & Dining	17.7m x 10.7m
Kitchen	3.7m x 4.7m
W.C.	4.7m x 1.7m (max)
Bedroom 1	10.7m x 10.7m (max)
Bedroom 2	10.7m x 10.7m (max)
Bedroom 3	10.7m x 10.7m (max)
Bedroom 4	10.7m x 10.7m (max)
TOTAL GROSS AREA	97.0m² (104.0m²)

External Finishes

- Roofwork - Red Tiling Below Eaves TBC, Concrete roof tiles TBC.
- Roofline -
- Windows - White uPVC with double glazed units.
- Front Cladding - Composite timber cladding, design.
- External doors - Flush woodwork TBC.
- Internal doors - Oak colour laminate doors.
- Handover points - Brick.
- External walls - UPVC, white.

PLANNING

Barnett Ratcliffe Partnership
Architects and Development Consultants
The Old Library, Sandy Street, Stafford ST10 2NS
Tel: 01928 528888
www.barnettratliffepartnership.co.uk

B	REVISIONS NOT TO SCALE WITH PERMIT	Drawn	DM
A	REVISIONS	Checked	DM
001	ISSUE	Drawn	DM

Client: **STAFFORD & RURAL HOMES**
Project: **RESIDENTIAL DEVELOPMENT LAURAL GROVE (SOUTH), RISING BROOK, STAFFORD**
Drawing: **PROPOSED PLANS & ELEVATIONS (ZB4P TERRACE)**
Drawn: **BY DC** Scale: **AS SHOWN** Of Sheet: **A1** Sta: **PL** Rev:

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.