

butters john bee ^{bjb}

land & new homes



Falcon Works, Sturges Street, Stoke-On-Trent, ST4 7QH

Guide Price £200,000

1.50 acre(s)

Residential Development Site

Grade II Listed Pottery Works - Planning permission granted for 43 affordable apartments in 2014.

For Sale By Auction at 6.30 pm on Monday 19th February 2024

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



Falcon Works, Sturges Street

Stoke-On-Trent, ST4 7QH

Guide Price £200,000



Description

The property comprises a vacant former pottery works with dilapidated Grade II listed buildings sat upon 1.5 acre site. A planning application for 43 affordable apartments was approved in 2014.

Location

The site is located in the heart of Stoke-on-Trent, within 200 yards (1 minute walk) from Stoke town centre, where a wide variety of amenities can be sourced including Lidl & Sainsbury's supermarkets. The property lies in close proximity to a number of the major employers in the city, with Staffordshire University and Royal Stoke university Hospital less than 1 mile away. Stoke station is located within walking distance and sits on the West Coast Mainline, offering regular services to Manchester, Birmingham & London Euston. The nearby A500 offers wider connectivity to the M6 North & South.

Planning & Supporting Information

Planning was approved for the Conversion of, and extensions and alterations to the former Falcon Works and erection of two additional new buildings to create 43 affordable apartments with associated parking and landscaping on 12 November 2014 (Ref; 56801/FUL). BJB can not currently confirm whether the previous approval is extant and any perspective purchaser should rely on their own due diligence. However, please note that an access road has been partially installed which can be identified by the arrow on the photo above.

There have been 2 further applications since the original planning approval, one in 2021 for Conversion of, and extensions and alterations to former Falcon Works buildings and erection of additional buildings to create 87 residential units together with change of use of bottle kilns for cycle storage, associated parking, engineering works and landscaping (Ref; 67587/LBC) which was refused, and in 2023, for Conversion of the former Falcon Works Factory to

create 8no. dwellings together with change of use of bottle kilns for cycle storage, associated parking and landscaping (Ref; 68971/LBC) which was also refused. A property info pack is available upon request which contains;

- The previous planning approval - Floorplans / elevations
- The previous planning refusals
- Ground Investigations
- Noise assessments
- Drainage strategies
- BJB Comparable evidence

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 £1,000 plus 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

Strictly By Appointment with the BJB Land & New Homes Team.

All Enquiries

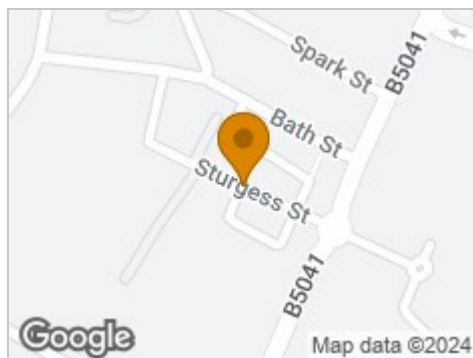
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Looking for Residential Land?

Please note that not all residential development land 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 firms employment has the authority to make or give any representation or warranty in respect of the property.