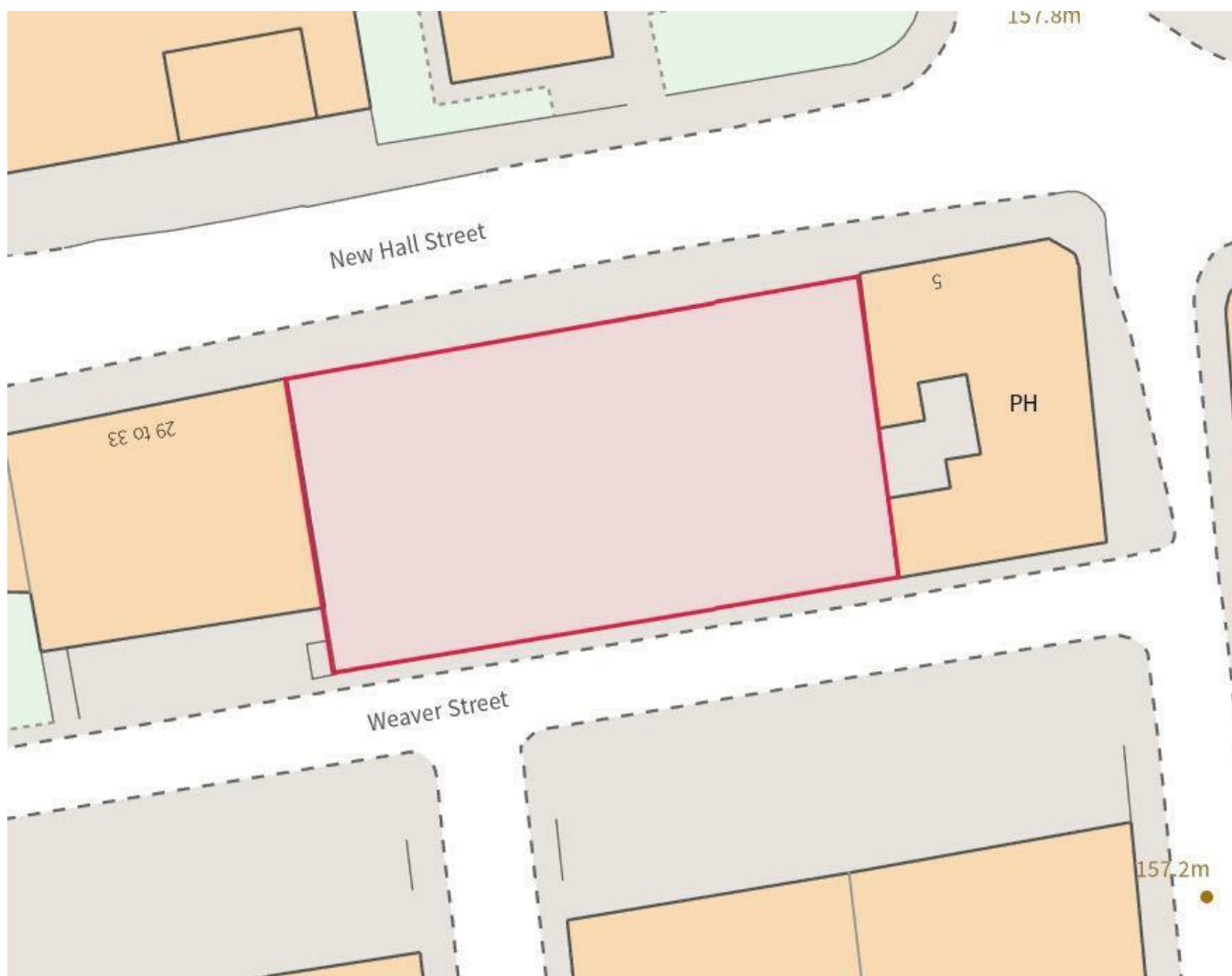


butters john bee^{bjb}

land & new homes



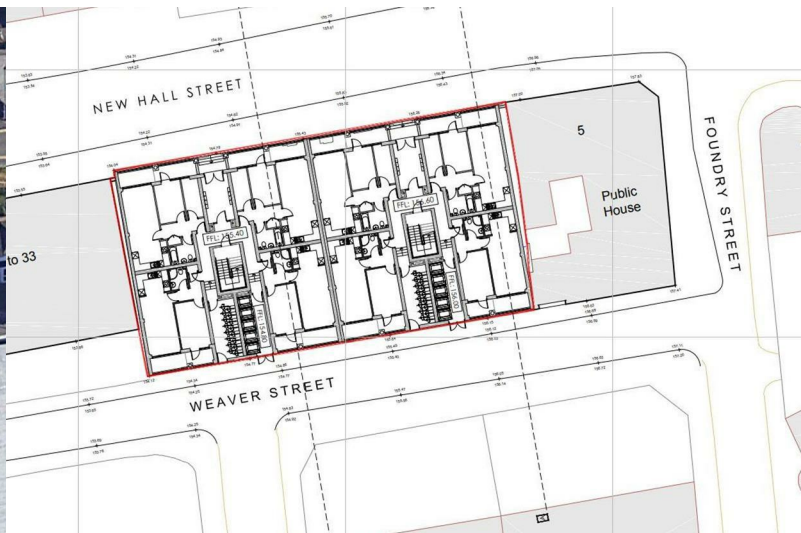
Land at New Hall Street, Stoke-On-Trent, ST1 5HQ

Guide Price £225,000

Residential Development Site

Full planning for 32 city centre apartments

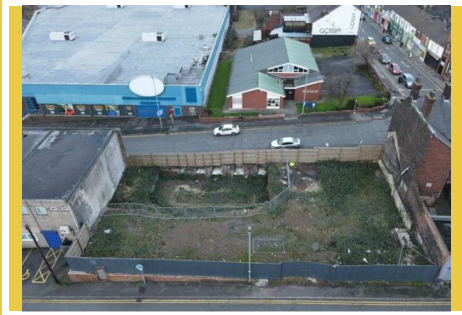
0.18 acre(s)



Land at New Hall Street

Stoke-On-Trent, ST1 5HQ

Guide Price £225,000



Description

Vacant land with full planning consent for the construction of a 4-storey residential development of 32 apartments.

Location

The site is located in Hanley city centre, the central business district of Stoke-on-Trent. The potteries shopping centre and the popular cultural quarter are located within walking distance, providing access to Shops, Bars & Restaurants. The upcoming Smithfield development is located less than a mile away, where over 210,000 sq ft of Grade A office space has already been built and occupied with another 214,000 sq ft in the pipeline. The Hilton Garden Inn hotel and an 11 storey 151-unit apartment block have also been constructed and a 730-space multistorey car park is currently under construction. Festival Park is within a 10-minute walk where a significant number of office businesses are located together with leisure outlets such as Waterworld, the Odeon Cinema and Stoke Ski Centre.

Planning & Supporting Information

The site benefits from full planning permission to demolish the existing buildings (now completed) and construct a 4-storey residential development comprising 32 self-contained flats. dated 25 May 2017 (Ref; 60469/FUL). A full info pack is available on request which includes the following:

- Decision
- Floorplans
- Elevations
- BJB Comparable evidence

Accommodation.

The proposed scheme comprises the following:

Ground Floor / First Floor:

- 4 x 1 bed apartments (56 sq.m / 603 sq.ft)
- 4 x 2 bed apartments (71 sq.m / 771 sq.ft)
- 4 x 2 bed apartments (65 sq.m / 708 sq.ft)
- 4 x 2 bed apartments (74 sq.m / 801 sq.ft)

Second floor / Third floor:

- 4 x 2 bed apartments (71 sq.m / 771 sq.ft)
- 4 x 2 bed apartments (71 sq.m / 771 sq.ft)
- 4 x 2 bed apartments (74 sq.m / 801 sq.ft)
- 4 x 2 bed apartments (74 sq.m / 801 sq.ft)

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.

GDV

The estimated GDV for the scheme is £3,700,000 , further information including comparable evidence is contained in the info pack.

Tenure.

Freehold with vacant possession upon completion.

VAT.

All prices quoted by Butters John Bee are exclusive of VAT unless otherwise stated. As the current use of the land is wholly residential in nature, it is assumed that VAT will not be applicable. However, all interested parties should make their own enquiries to satisfy themselves with the VAT position.

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.

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

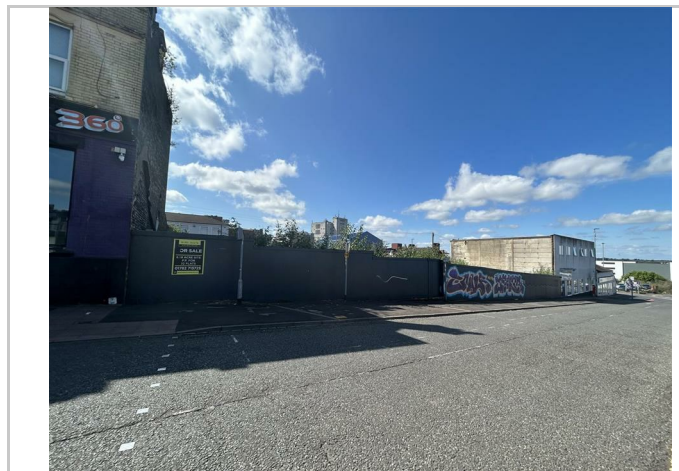
The site can be inspected from the Public Highway – no appointment is necessary.

All Enquiries

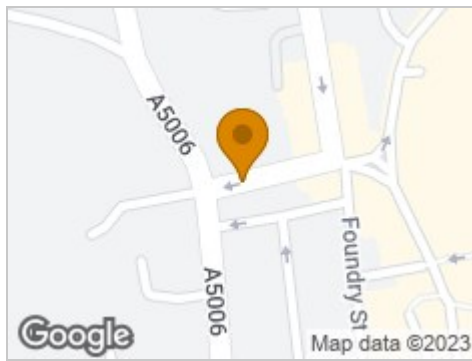
Alex Djukic BSc MSc
Land & New Homes Team
residential-land@bjbmail.com
01782 211147

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.



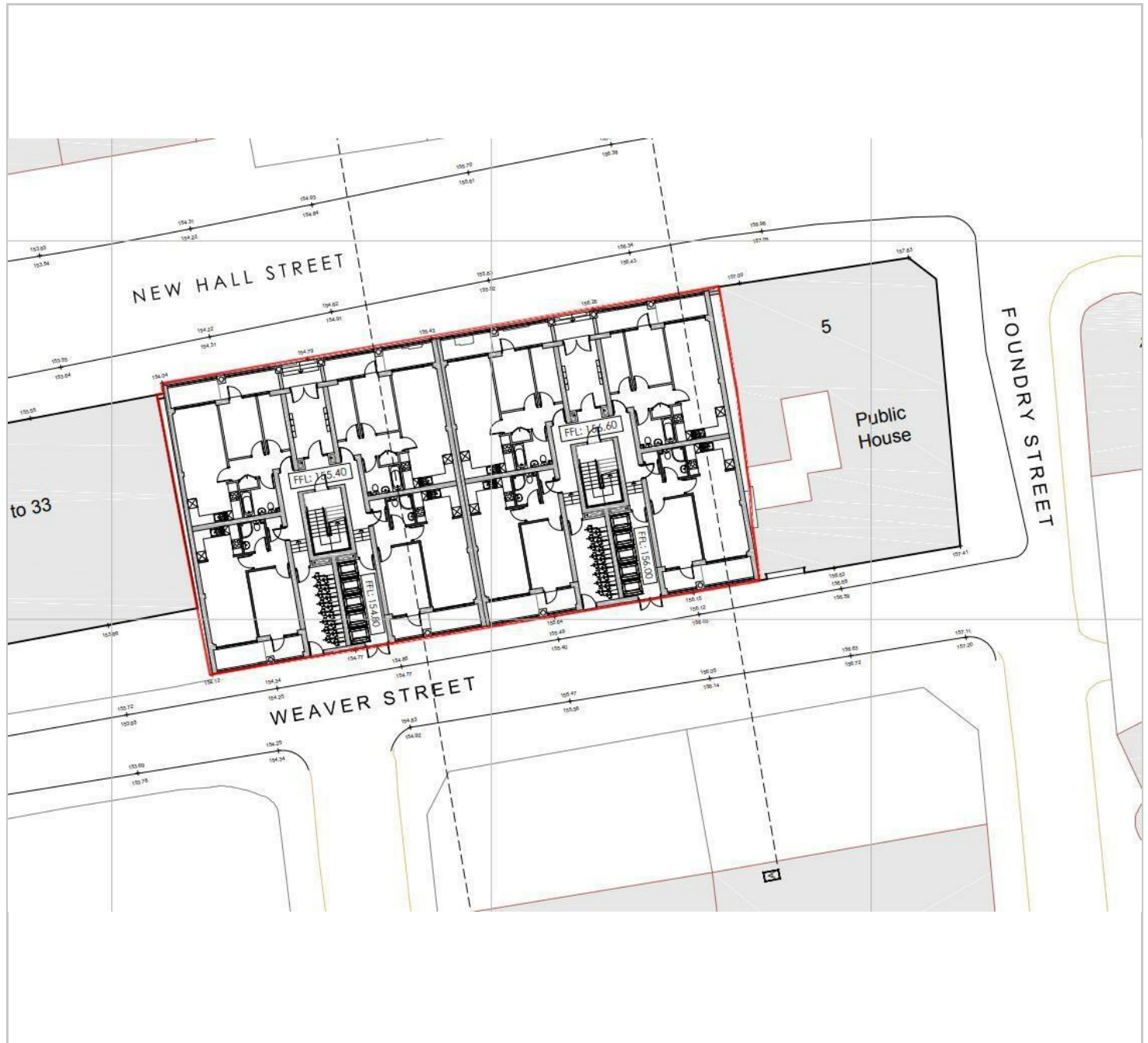
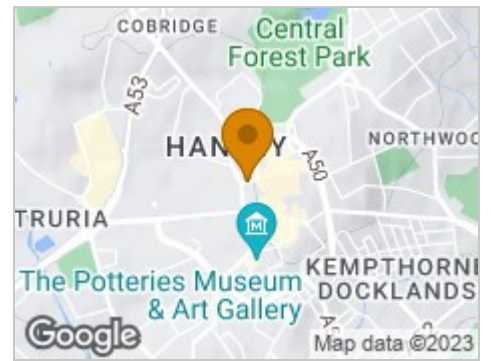
Road Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.