

butters john bee^{bjb}

land & new homes



Land at Church Lane, Checkley, ST10 4NJ

Guide Price £85,000

0.10 acre(s)

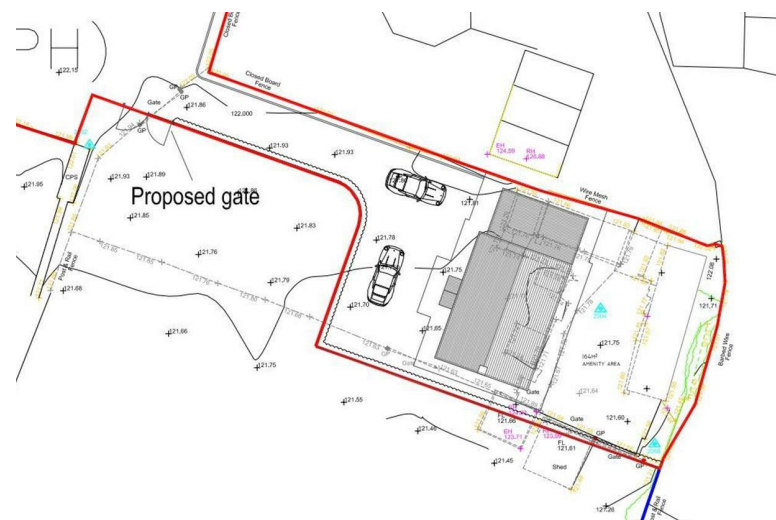
Residential Development Site

Full Planning For a 4 Bedroom Detached House

For Sale By Auction at 6.30 pm on Monday 20th October 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 Church Lane

Checkley, ST10 4NJ

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Description

Pasture land located adjacent the Red Lion Pub. The land has full planning consent for a 4 bedroom detached house & external garage.

Location

The land is located in the village of Checkley in the Staffordshire moorlands. This quaint village plays host to a number of amenities, including the Red Lion Public House which neighbours the subject land, St Marys and All Saints Church, Checkley Community Centre and Checkley Cricket Club all within 0.5 Miles. The A522 runs through Checkley, offering a 3.6 mile journey before joining the A50 which provides wider connectivity into Stoke-on-Trent, Uttoxeter & Derby.

Planning & Supporting Information.

The site benefits from the planning consent for "Erection of detached two storey dwelling". dated 11/11/2022 (Ref; SMD/2022/0437). A full info pack is available on request which includes the following:

- Site Plan
- Indicative floorplans & elevations
- BJB Comparable evidence
- Photos
- Supplementary reports

Please note - It is our understanding that the current planning consent is due to lapse on 11th November 2025.

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

The proposed scheme comprises the following:

1 x 4 Bedroom Detached House: GIA 110 sq.m / 1184 sq.ft

Estimated GDV - Circa £450,000

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.

Local Council

Local Council

The site is located in the Council district of Staffordshire Moorlands <https://www.staffsmoorlands.gov.uk/>

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](http://www.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.

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.

All Enquiries

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Looking for Land & Development Opportunities?

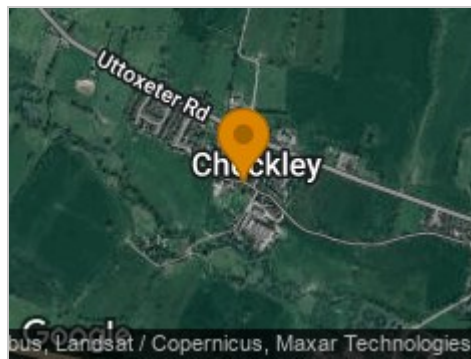
Please note that not all land & development opportunities will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: residential-land@bjbmail.com or call the Land & New Homes team to discuss your requirements.



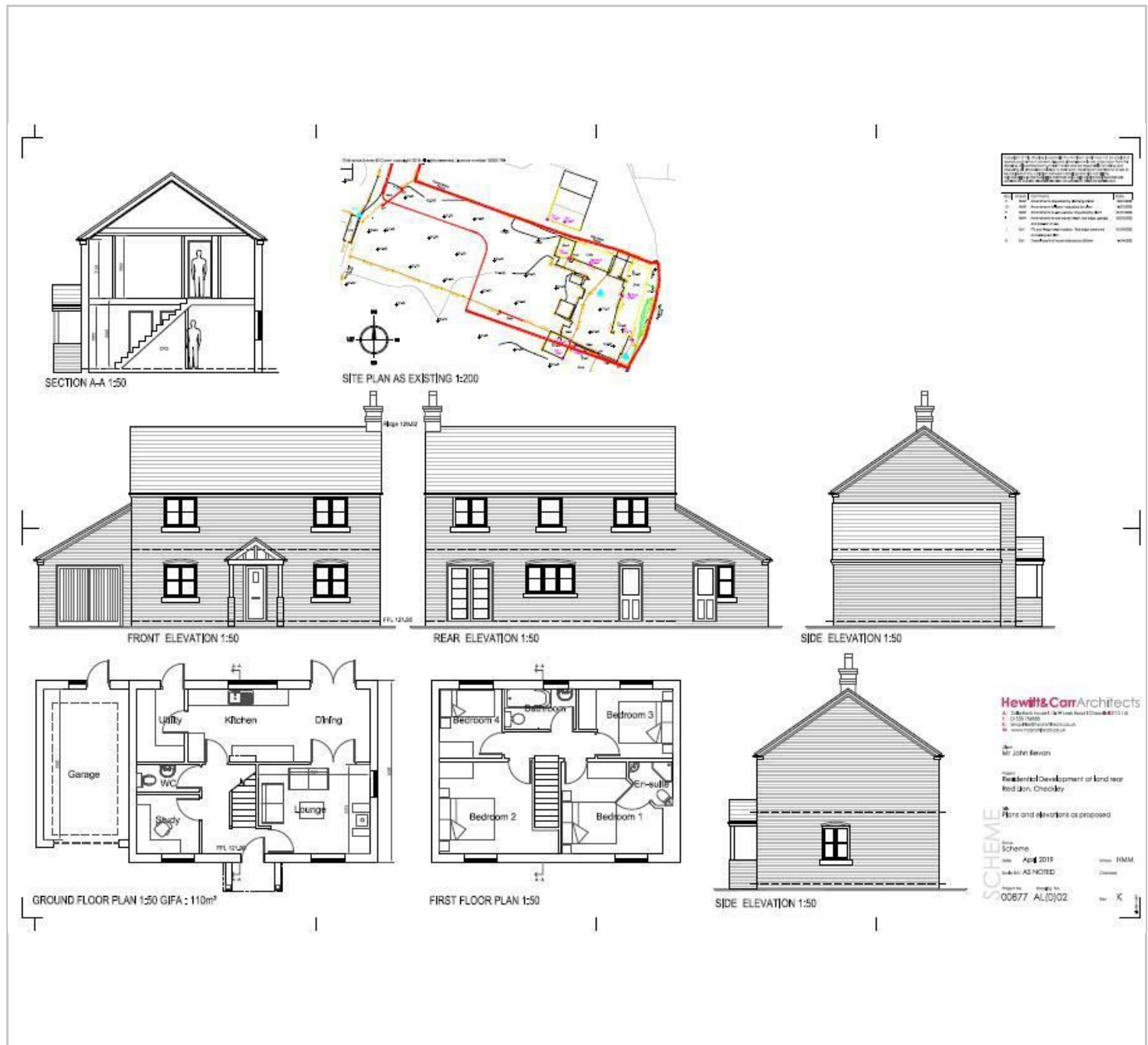
Road Map



Hybrid Map



Terrain Map



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.