

butters john bee^{bjb}

land & new homes



34 Station Road, Mow Cop, ST7 3NT

Guide Price £100,000

Fire Damaged 3 Bedroom Bungalow

Additional 1.14 Acres of land to the rear available as an additional lot

Pre auction offers deadline: 12:00 on Tuesday 18th November

For Sale By Auction at 6.30 pm on Monday 1st December 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

0.18 acre(s)



34 Station Road

Mow Cop, ST7 3NT

Guide Price £100,000



Description

The property comprises a fire damaged 3 bedroom bungalow which now requires redevelopment (subject to planning).

The existing structure measures approximately 120 Sq. m. The 1.14 Acres of paddock land located to the of the property is available as an additional lot.

The vendor is willing to listen to offers on each lot individually, or the entire property. Please get in touch for more details.

Location

Mow Cop is a picturesque village set high on the Staffordshire–Cheshire border, famed for its striking folly and sweeping panoramic views. From this property, you can enjoy a unique outlook across the countryside towards the Jodrell Bank Observatory, a distinctive feature of the landscape. The village offers a blend of rural charm and accessibility, with Congleton, Kids Grove, and Stoke-on-Trent all within easy reach, alongside excellent transport links.

GDV

The estimated GDV for a scheme comprising 1x 4 bed house is approximately £550,000, further information including comparable evidence is contained in the info pack.

Planning & Supporting Information.

We are not aware of any current or historic planning consents in relation to this site, however there may be potential for alternative uses subject to the necessary planning permission and consents. It is important that prospective purchasers ensure they have inspected the site and rely upon their own enquiries, assessments and due diligence with regards to its current and potential uses.

Local Council

The site is located in the Council district of Cheshire East Council <https://www.cheshireeast.gov.uk/>

Tenure.

Freehold with vacant possession upon completion.

VAT.

All prices quoted by Butters John Bee are exclusive of VAT unless otherwise stated. We have been advised by our Client that VAT is NOT applicable, however 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. Pre auction offers deadline: 12:00 on Tuesday 18th November

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.

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.

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.

Viewings

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

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.