

butters john bee^{bjb}

land & new homes



Ivy Cottage Ridding Bank, Hanchurch, Stoke on Trent, ST4 8SB

Guide Price £100,000

731.00 sq ft

Grade II Listed 2 Bedroom Cottage

Adjacent Land available as an additional lot

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



Ivy Cottage Ridding Bank

Hanchurch, Stoke on Trent, ST4 8SB

Guide Price £100,000



Description

Grade II Listed period 2 bedroom cottage measuring approximately 68 sq.m. The property features a kitchen & living area on the ground floor, 2 bedrooms & a bathroom on the first floor, with an extended attic & loft storage on the second floor. Please see the floorplan for layout.

The adjacent land is available as an additional lot. The vendors are willing to listen to offers on both lots individually, or the entire property as a whole.

Please note - It is recommended that all potential purchasers carry out their own structural investigations before bidding at Auction or offering prior.

Location

The subject property is located in the peaceful hamlet of Hanchurch, offering a perfect balance of rural tranquillity and convenient access to nearby amenities. Surrounded by scenic countryside and predominantly residential homes, the area provides an exclusive, family-friendly feel with excellent local schools, high-speed broadband, and easy connections to the M6 and Wedgwood train station. Just a short drive from Trentham and Stoke-on-Trent, this location is ideal for those seeking a quiet, characterful retreat without sacrificing modern comfort and connectivity.

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 Stafford BC - <http://www.staffordbc.gov.uk/>.

EPC

This property's energy rating is C. It has the potential to be C.

Council Tax

Tax Band C - Stafford District - <http://www.staffordbc.gov.uk/>.

Tenure.

Freehold with vacant possession upon completion.

Please note: the property comprises a flying freehold- the neighbouring properties basement runs under the subject property.

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

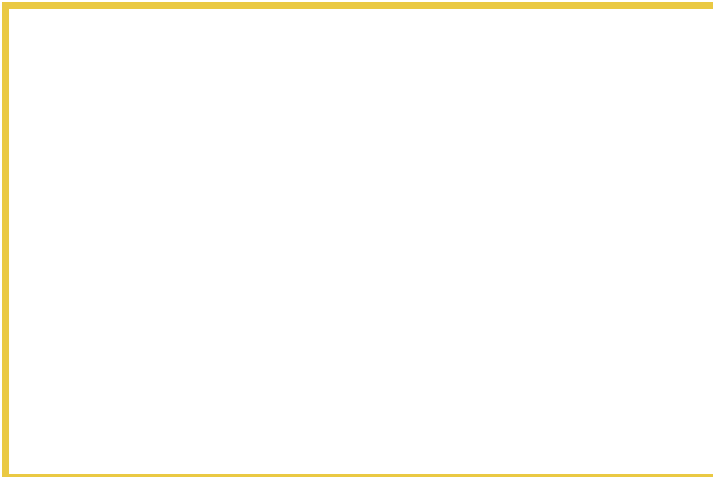
Strictly By Appointment with the BJB Land & New Homes Team

All Enquiries

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

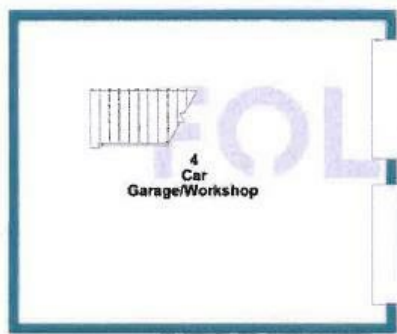


Terrain Map

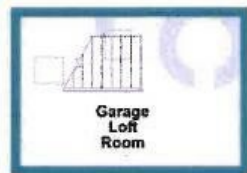


Floorplan

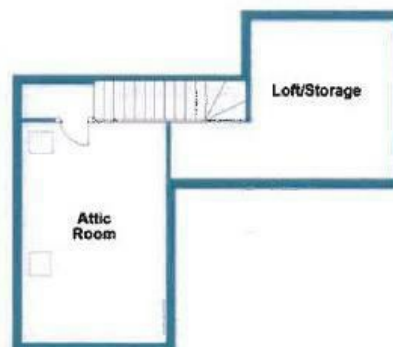
Ground Floor



First Floor



Second Floor



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.