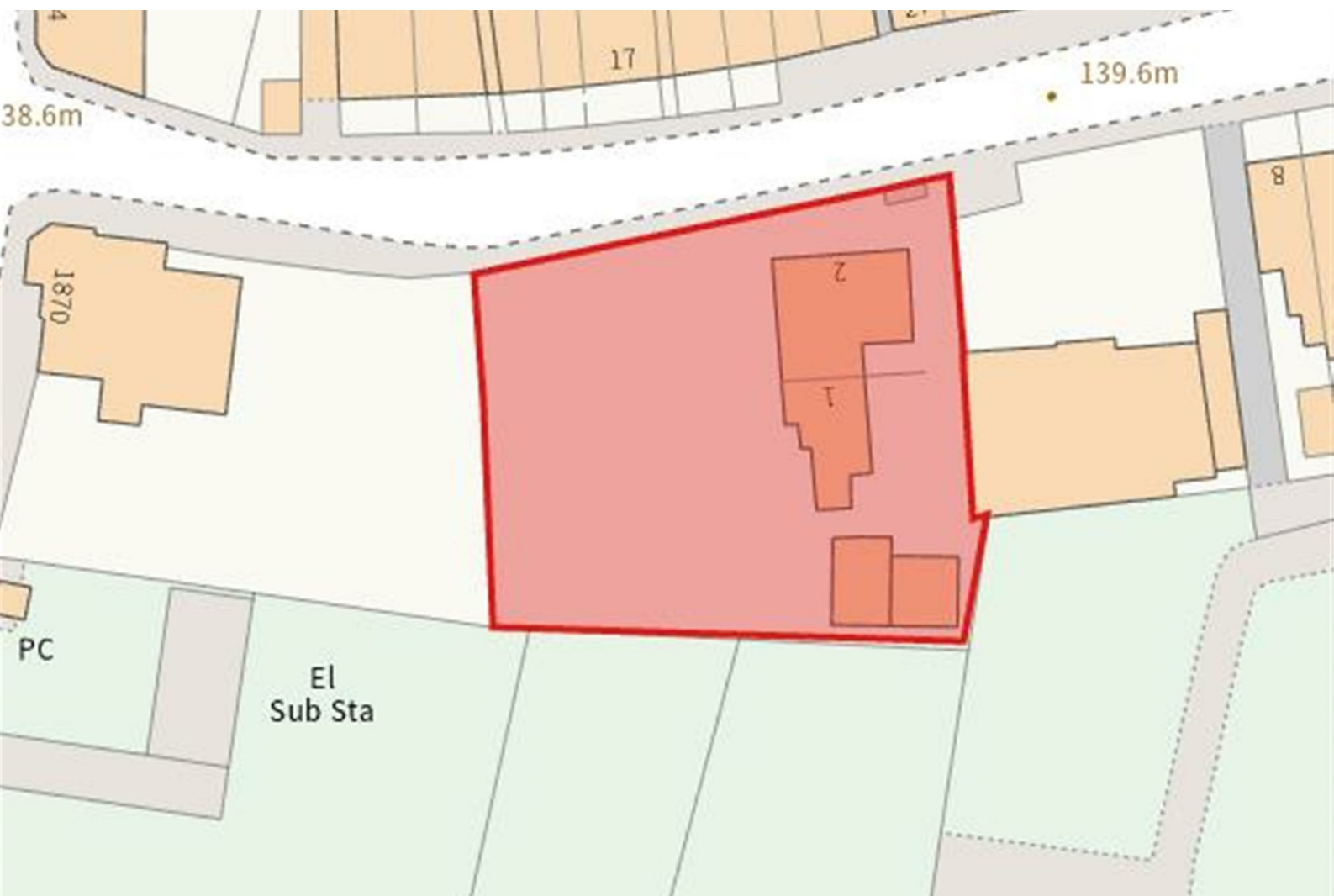


butters john bee^{bjb}

land & new homes



Beech Villas, Bagnall Road, Milton, Stoke-on-Trent, ST2 7AZ

Guide Price £500,000

A Pair of Period Semi-detached Houses (GIA 244 sq.m)
With Extended Garden Land (0.28 Acres)
Potential For Alternative Uses (Subject to planning)
Available Via Informal Tender on a date yet to be determined

2626.00 sq ft



Beech Villas, Bagnall Road

Milton, Stoke-on-Trent, ST2 7AZ

Guide Price £500,000



Description

The property comprises a pair of period semi-detached houses with a total Gross Internal Area of 244 sq.m (2626 sq.ft). There are 2 external garages with the property set upon a parcel of land measuring 0.28 Acres.

The property may have potential for alternative uses, such as conversion into apartments, commercial space & more subject to obtaining the necessary planning consents. It is important that any potential purchaser relies upon their own enquiries, assessments and due diligence with regards to the planning status and current or potential uses.

The client is willing to listen to all proposals, including the sale of each dwelling individually - please get in touch for more information.

Location

The property is located on Bagnall Road, a well established residential area forming the boundary between both Milton & Bagnall. Hanley, the CBD for Stoke-on-Trent is located just a short drive away (5 Miles), here a full range of amenities can be sourced including Festival Retail Park & Intu Potteries Shopping Centre. For leisure, the property sits just 10 miles from the Peak District National Park. For travel by rail, Stoke-on-Trent Railway Station is located less than 5 miles away.

Accommodation.

The property comprises;

1 x 2 bedroom Semi-detached House (101 sq.m / 1087 sq.ft)

1 x 3 bedroom Semi-detached House (143 sq.m / 1539 sq.ft)

Any sizes / measurements quoted by BJB are correct to the best of our knowledge, however we would recommend all interest parties carry out their own checks before relying on any information provided.

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 property is located in the Council district of City of Stoke-on-Trent Council <https://www.stoke.gov.uk/>.

EPC

- 4 Bagnall Road - This property's energy rating is D. It has the potential to be B.
- 2 Bagnall Road - This property's energy rating is D. It has the potential to be B.

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.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to the auction.

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.

All Enquiries

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

Informal Tender

Initial Expressions of Interest are invited. The site will be offered via Informal Tender on a date to be agreed. Please register your interest for further details.

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.



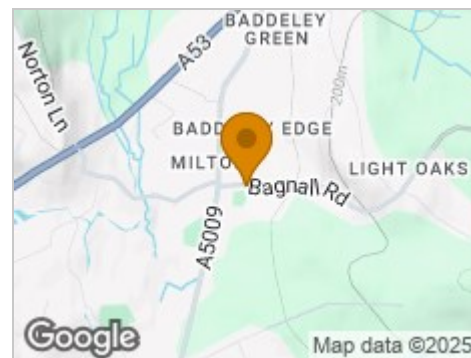
Road Map



Hybrid Map



Terrain Map



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.