

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



Land For Sale Belgrave Road, Normacot, Stoke on
Trent, ST3 4PR

Auction Guide

£35,000

- For sale via Online national auction on Mon 13 January 1.00pm - Tues 14 January 1.00pm 2025
- BUYER'S FEES APPLY (PLEASE READ LEGAL PACK)
- GUIDE PRICE £35,000
- PREVIOUS APPROVED PLANNING for 5 Flats
- DESIRABLE LOCATION

DEVELOPMENT LAND

Lapsed Planning for 5 apartments

For sale via Online National Auction on Monday 13th January 1.00pm until Tuesday 15th January 1.00pm 2025.

Purchasers are deemed to rely on their own enquiries with regard to any possible development potential for this individual plot in respect of planning and any other consents or rights over the land, but these details show an artist's impression of how a development on this site could look subject to planning application being approved by relevant local authority.

1. Residential development site
2. Lapsed planning for 5 Apartments
3. 379M² Total area
4. Desirable area
5. Ideally located for transport



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ACCOMMODATION

ACCOMMODATION PROPOSAL

Accommodation

The proposed scheme comprises the following:

Ground floor:

- 1 x One Bedroom Flat (£550 - £600 pcm)
- 1 x Two Bedroom Flat (£620 pcm)

First Floor:

- 1 x One Bedroom Flat (£550 - £600 pcm)
- 1 x Two Bedroom Flat (£620 pcm)

Second Floor:

- 1 x Two Bedroom Flat (£650 pcm)

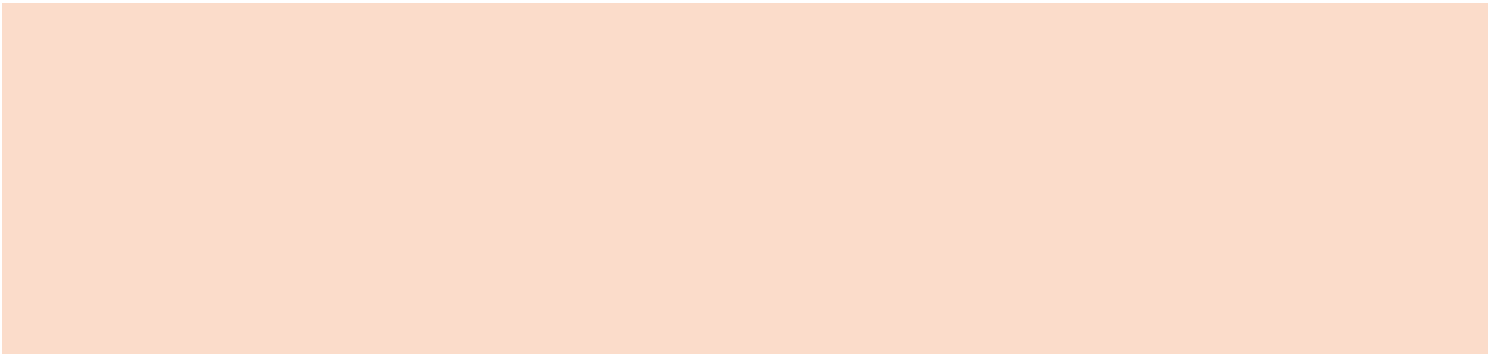
GDV / Rental Value / Yield


Estimated Total GDV: £400,000

Estimated Gross Rent: £37,080 per annum

Estimated Gross Yield: 9.25%





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale. Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk