

butters john bee^{bjb}

land & new homes



Two Building Plots Highway Lane, Keele, ST5 5AN

Guide Price £225,000

Residential Development Land

With Permission in Principle for 1-2 Dwellings

For Sale By Auction at 6.30 pm on Monday 13th July 2026

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

0.45 acre(s)



Two Building Plots Highway Lane

Keele, ST5 5AN

Guide Price £225,000



Description

Land with Permission in Principle for 1-2 dwellings which would also suit a "Grand Designs" self-build project of circa 400 - 450m² (Subject to Full Planning Consent)

Location

The plot is located on an End-of-the-Lane position, surrounded by open countryside but within walking distance of Keele Village centre.

Travelling Distances are as follows:

Keele Village Centre: 0.5 mile / 10 min walk

Keele University: 1.0 mile / 5 min drive

Newcastle Town Centre: 4 miles / 15 min drive

M6 North (J16): 11 miles / 20 min drive

M6 South (J15): 6 miles / 14 min drive

Planning & Supporting Information.

The site benefits from planning Permission in Principle for 1-2 dwellings dated 28th November 2025 (Ref: 25/00789/PIP). A full info pack is available on request which includes indicative drawings showing Plot 1 @ 161m² and Plot @ 230m² on a total Site Area: 0.46 Acre (1,861 sq. m).

The location would also suit a "Grand Designs" project of circa 400 - 450 m² (Subject of course to Full Planning Consent)

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 or architects, 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.

Local Council

The site is located in the Council district of Newcastle-under-Lyme Borough Council <http://www.newcastle-staffs.gov.uk/>

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 currently agricultural 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.

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 Legal 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 plot can be inspected from the Public Highway – no appointment is necessary.

All Enquiries

Paul G. Beardmore BSc MRICS
Director - Residential Land
Land & New Homes Team
residential-land@bjbmail.com
01782 211147

BJB Land & Development Team

The BJB Land & Development Team deals in all aspects residential development & conversion including: Land Sales &

Acquisition, Auction Sales, Strategic Land, RICS Valuations, New Homes Market Pricing, Assisted Living & Social Housing Projects, Access & Easement negotiations. Please contact the team for a no-obligation discussion on how we might be able to assist:

Paul G. Beardmore BSc MRICS, Director
paulbeardmore@bjbmail.com 07809 215045

Alex Djukic BSc MSc, Regional Land Manager
alexdjukic@bjbmail.com 07587 038878

Rhys Thomas, Regional New Homes Director
rhysthomas@spicerhaart.co.uk 07471 226082

Joe Boulton BSc, Assistant Land Manager
Joeboulton@bjbmail.com 07741 152180

Margaret Tinsley, Land Administrator & Business Support
residential-land@bjbmail.com 01782 211147

Whilst the origins of the business are centred in Stoke-on-Trent, we cover anywhere within a 2 hour drive with wider coverage available via our Spicerhaart colleagues.



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.