

butters john bee ^{bjb}

land & new homes



Former Telephone Exchange, Talke road, Newcastle, ST5 7AL



0.03 acre(s)

Guide Price £15,000

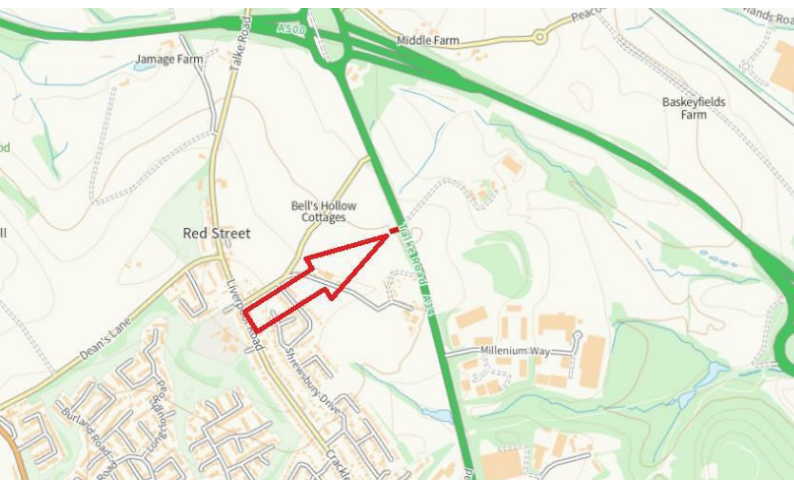
Former BT Exchange Building

Potential for Alternative Uses (Subject to Planning)

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



Description

The former telephone exchange building which measures approximately 27 Sq. m. The premises sits on parcel of land that extends 0.034 Acre and is accessible via the layby on the A34 approaching Talke.

The building is currently vacant, and has potential for alternative uses subject to obtaining the necessary planning consents.

Location

The property is located just off the A34 (Talke Road) in Newcastle-under-Lyme, a key arterial route providing direct access to Stoke-on-Trent (approximately 4 miles to the east) and Stafford to the south, and linking with the A500 dual carriageway which connects to Junctions 15 and 16 of the M6 motorway. Newcastle-under-Lyme town centre lies approximately 3 miles to the south, offering a range of retail and service amenities. Stoke-on-Trent railway station is within approximately 4.5 miles, providing direct services to major regional and national destinations.

Planning & Supporting Information.

The property was subject to a planning application for "Change of use to Sandwich Bar/Hot Food Take Away" which was refused on the 7/10/2016 (Ref: 16/00679/COU).

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 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. 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. 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.

Addendum.

Check the latest addendum at butterjohnbee.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.butterjohnbee.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.

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.butterjohnbee.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.

Deposit

Please note that a deposit of 10% of the purchase price (Min £5,000) 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

Joe Boulton
Assistant Land Manager
Land & New Homes Team
residential-land@bjbmail.com
01782 211147

Margaret Tinsley
Land Administration & Business Support
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.

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.

