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- **Former Nursery School**
- **Gas Central Heating, Kitchen & W.Cs**
- **Plot Size 845 sq m / 0.21 acres**
- **Would Suit a Variety of uses, Inc. Redevelopment, STP**
- **NIA 211.58 sq m / 2277 sq ft**
- **EPC Awaited**



51A Abbey Lane, Abbey Hulton
Stoke-On-Trent, ST2 8AU

£175,000

Description

A former nursery school, suitable for a variety of uses, including redevelopment, subject to planning. The property is a detached, single-storey building, thought likely to have been built during the 1970s or 1980s, and benefitting from gas-fired central heating. Accommodation comprises three classrooms, an office, a fitted kitchen, two storerooms, children's male and female washrooms, and a staff washroom. The property has a net internal area of 211.58 sq m / 2277 sq ft, and occupies a plot of approximately 845 sq m / 0.21 acres. PLEASE NOTE: The property being sold is the area outlined in blue on the plan only (see photos).

Location

the property is located between a primary school and a church on Abbey Lane, Abeey Hulton, an area of established residential housing. Local shops, takeaways and public houses can be found nearby on Leek Road and in Hanley Town Centre. The Central Business District is within one mile.

Accommodation

Classroom 1 69.26 sq m / 746 sq ft

Classroom 2 18.7 sq m / 201 sq ft

Classroom 3 64.84 sq m / 693 sq ft

Office 16.77 sq m / 180 sq ft

Kitchen 8.17 sq m / 88 sq m

Boys' Washroom 6.07 sq m / 65 sq ft

Girls' Washroom 6.07 sq m / 65 sq ft

Staff Washroom 3.87 sq m / 42 sq ft

Storeroom 5.45 sq m / 59 sq ft

Storeroom 3.15 sq m / 34 sq ft

Coat Room 9.22 sq m / 99 sq ft

Services

We are advised that mains water, gas, electricity and mains drainage are connected to the property. Interested parties are advised to satisfy themselves regarding this matter by making appropriate enquiries to the relevant parties.

Rateable Value

The Valuation Office Website Shows that the Rateable Value of this property was £16,250 as of 1st April 2026. The property may be subject to Transitional Relief. We would recommend that further enquiries regarding the Rateable Value should be made to the local billing authority (Stoke City Council)

Planning

The property was previously used as a children's nursery school, and as such we believe that the building has an established use class. The property would be suitable for a variety of other uses, including redevelopment. We recommend that interested parties make their own enquiries to the local authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with the sale

Tenure

The property is being offered for sale on a Freehold basis, with vacant possession.

VAT

The property is not VAT registered.

Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Our Services

Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

Lettings

Thinking of letting your property? Keates can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

Sales

Keates offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

Mortgages

Need help deciding on a mortgage? Keates can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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