

butters john bee ^{bjb}

land & new homes



Former Clinic, Leek Road, Abbey Hulton, ST2 8BP

Guide Price £350,000

7814.60 sq ft

Former NHS Clinic

Full planning permission for 12 x 1 bed apartments

For Sale By Auction at 6.30 pm on Monday 9th March 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



Former Clinic, Leek Road

Abbey Hulton, ST2 8BP

Guide Price £350,000



Description

The property comprises a former NHS clinic measuring 726 sq. m (GIA), which is sat upon a 0.35 acre parcel of land. The property has full planning consent for change of use to 12 self contained flats. (REF; 70467/FUL).

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.

Location

The property is well positioned close to local day-to-day amenities, including convenience stores, takeaways and community services, with a wider range of retail and leisure facilities available in Hanley town centre (2 miles). The site benefits from strong road connectivity via Leek Road (A52) leading to the A500, providing direct links across Stoke-on-Trent and onward access to the M6 motorway. Public transport links are available locally, with the 43 bus running from Milton to Hanley Town Centre and the 42 from Ball Green to Hanley, Stoke-on-Trent railway station is located 2.4 miles away, offering regular regional and national services.

Planning & Supporting Information.

The site benefits from full planning consent for 'Change of use to 12 self contained flats together with elevational alterations' dated 22/02/2024 (Ref; 70467/FUL). A full info pack is available on request which includes the following:

- Decision Notice
- Supplementary Reports
- Plans
- BJB Comparable Evidence
- Photos

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.

Accommodation & Values

The proposed scheme comprises the following:

Unit 1 - 1 Bed apartment measuring 70.6 Sq. m
Est. £80,000 GDV - £600 PCM

Unit 2 - 1 Bed apartment measuring 40.1 Sq. m
Est. £80,000 GDV - £600 PCM

Unit 3 - 1 Bed apartment measuring 40.2 Sq. m
Est. £80,000 GDV - £600 PCM

Unit 4 - 1 Bed apartment measuring 42.13 Sq. m
Est. £80,000 GDV - £600 PCM

Unit 5 - 1 Bed apartment measuring 44.16 Sq. m
Est. £80,000 GDV - £600 PCM

Unit 6 - 1 Bed apartment measuring 49.65 Sq. m
Est. £80,000 GDV - £600 PCM

Unit 7 - 1 Bed apartment measuring 40.5 Sq. m
Est. £80,000 GDV - £600 PCM

Unit 8 - 1 Bed apartment measuring 49.8 Sq. m
Est. £80,000 GDV - £600 PCM

Unit 9 - 1 Bed apartment measuring 49.5 Sq. m
Est. £80,000 GDV - £600 PCM

Unit 10 - 1 Bed apartment measuring 44.62 Sq. m
Est. £80,000 GDV - £600 PCM

Unit 11 - 1 Bed apartment measuring 39.68 Sq. m
Est. £80,000 GDV - £600 PCM

Unit 12 - 1 Bed apartment measuring 45.46 Sq. m
Est. £80,000 GDV - £600 PCM

Total GDV £960,000

Total Rental Value - £7,200 PCM (£86,400 Annually)

Any sizes / values 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.

Local Council

The site is located in the Council district of Stoke
<https://www.stoke.gov.uk/>

Business Rates & EPC

The current Rateable Value for the property is £15,500. Queries regarding the rates payable should be addressed to Stoke-On-Trent Council.

The property has a current EPC rating of E and is valid until 5th February 2027.

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.

Tel: 01782 211147

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 £2,400 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 auktion@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.

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

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

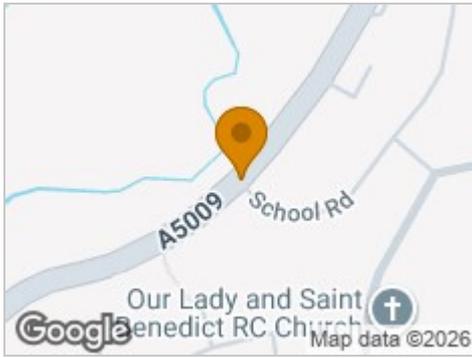
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Looking for Land & Development Opportunities?

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.



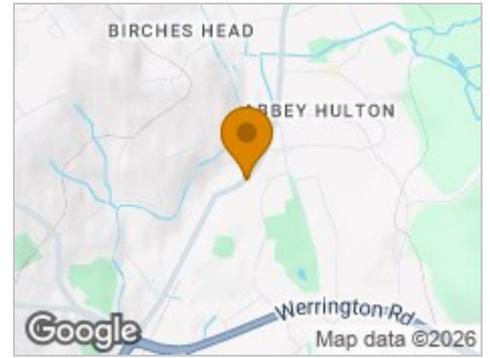
Road Map



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.