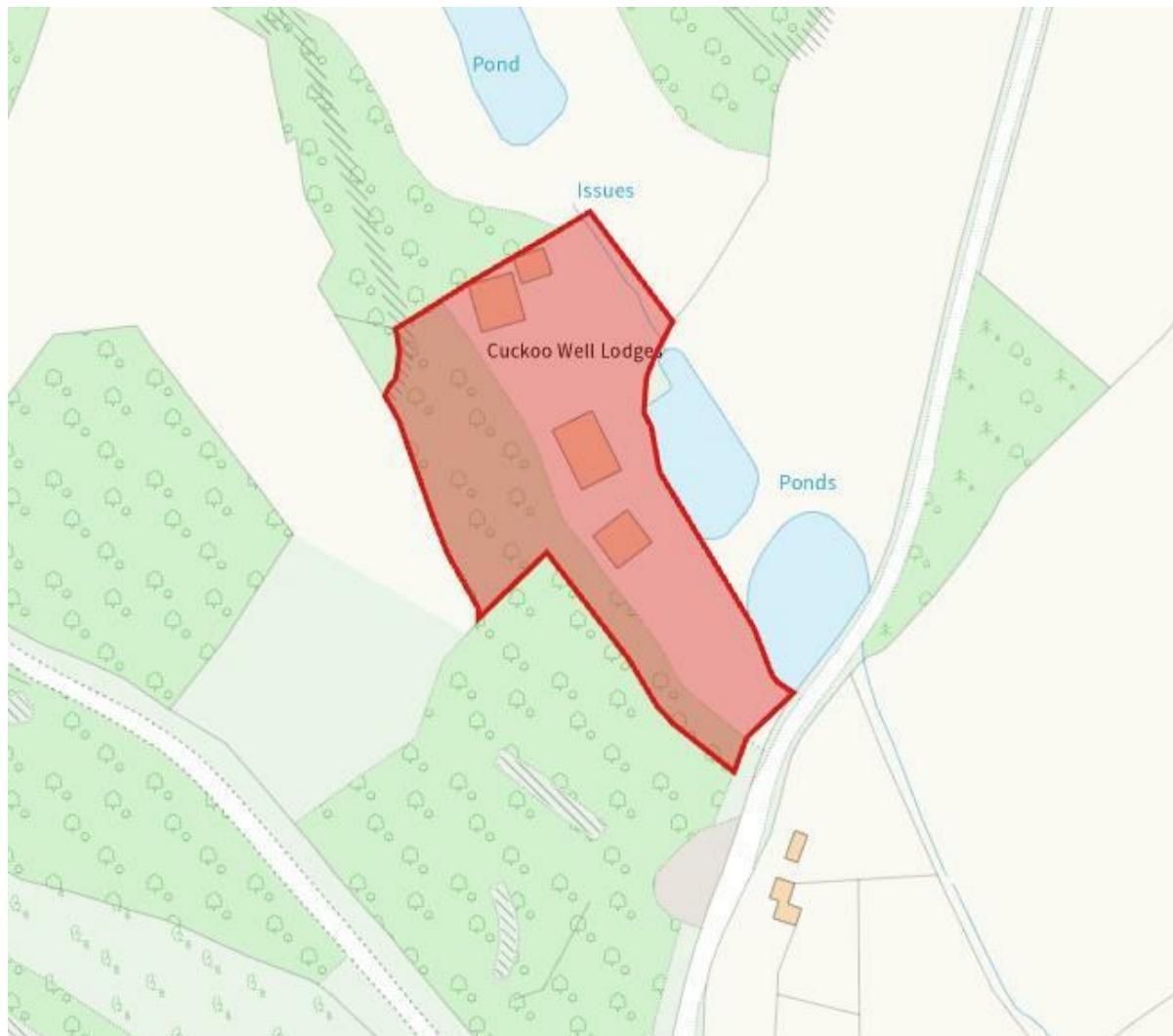


# butters john bee<sup>bjb</sup>

## land & new homes



Cuckoowell Lodges Bradley Lane, Nr. Alton, ST10 4DG

Guide Price £270,000

Mixed Use Investment Opportunity

Potential for Alternative uses Subject to Planning

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](mailto:auction@bjbmail.com)

**1.10 acre(s)**



# Cuckoowell Lodges Bradley Lane

Nr. Alton, ST10 4DG

Guide Price £270,000



## Description

1.01 acres of land located a short distance from Alton Towers, which comprises;

- 2 x Holidays Lodges
- Commercial Yard & Storage buildings
- 0.36 Acres of Woodland

The subject property previously comprised a 3rd Holiday Lodge which was damaged in an accident that took place in 2023 and has now subsequently been demolished. The foundations remain in situ & there is potential for this to be reinstated (subject to planning).

The property provides a rare opportunity to acquire a diverse investment opportunity, which may also have potential for alternative uses, subject to obtaining the necessary planning consents.

## Location

The property enjoys an enviable rural setting within the sought-after area of Bradley-in-the-Moors, surrounded by attractive Staffordshire countryside yet conveniently positioned for a range of amenities and leisure attractions. The picturesque village of Alton lies approximately 3.1 miles away, whilst the world-renowned Alton Towers Resort is just 4.1 miles from the property, making the location particularly appealing for tourism and holiday accommodation opportunities. The market town of Cheadle is also approximately 3.1 miles away, providing a range of shops, services and everyday amenities, while the prestigious JCB Golf & Country Club is situated just 4.8 miles from the property. Combining a peaceful countryside environment with excellent access to popular destinations, the property also benefits from convenient connections to the A52 and wider regional road network.

## Planning & Supporting Information.

The Planning history for the site consists of;

Approved 07/01/2003 - SMD/2002/1130 "Renewal of planning permission SM97-0033 (erection of two holiday chalets and use of haulage yard for holiday accommodation)" - This has been built out, and was relating to the two smaller units, one of which was involved in the accident.

Approved 01/02/2011 - SMD/2010/1041 - "Proposed additional holiday chalet" - Has been Built out and is currently standing.

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.

The property comprises the following;

Existing;

- 3 Bedroom Holiday Lodge (117 sq.m / 1,206 sq.ft)  
Potential Net Operating Income of £ 21,060 Pa
- 2 Bedroom Holiday Lodge (72 sq.m / 780 sq.ft)  
Potential Net Operating Income of £ 16,200 Pa
- Commercial Garage / yard area (92 sq.m / 994 sq.ft)

Potential (If 3rd lodge is re-instated);

- 2 Bedroom Holiday Lodge (72 sq.m / 780 sq.ft)  
Potential Net Operating Income of £ 16,200 Pa

Total Potential Net Operating Income;  
- £37,060 per annum

Total Potential Net Operating Income (Including 3rd Lodge);  
- £53,060 per annum

Income calculations assume;  
Weekly charge - £1,000 - £1,300  
Vacancy - 52%  
Operating costs - 40%

Please see our property information pack for comparable evidence for the holiday lodge annual income.

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 Staffordshire Moorlands  
<https://www.staffsmoorlands.gov.uk/>

## Business Rates & EPC

The properties were removed from the ratings list in 2023, however from 1 April 2023 to 18 December 2023 the rateable value was £3,850.

## 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](mailto: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.

Tel: 01782 211147

### 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](http://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](http://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](http://www.buttersjohnbee.com/auction) or contact the Auction Team on 0800 090 2200 or [auction@bjbmail.com](mailto: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.

### 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

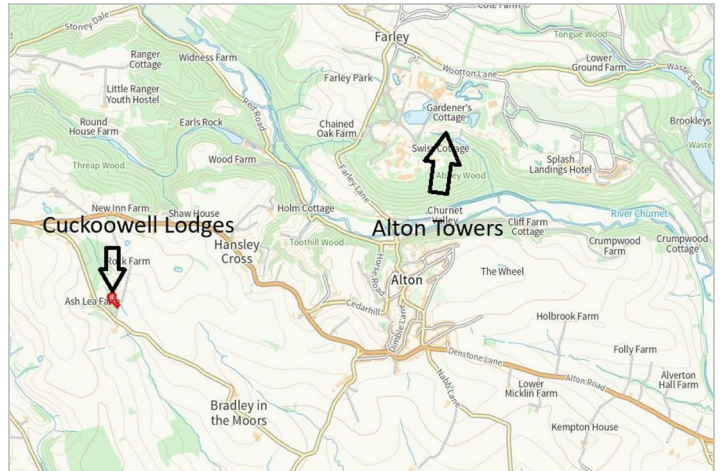
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### Looking for Land & Development Opportunities?

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](mailto:residential-land@bjbmail.com) or call the Land & New Homes team to discuss your requirements.



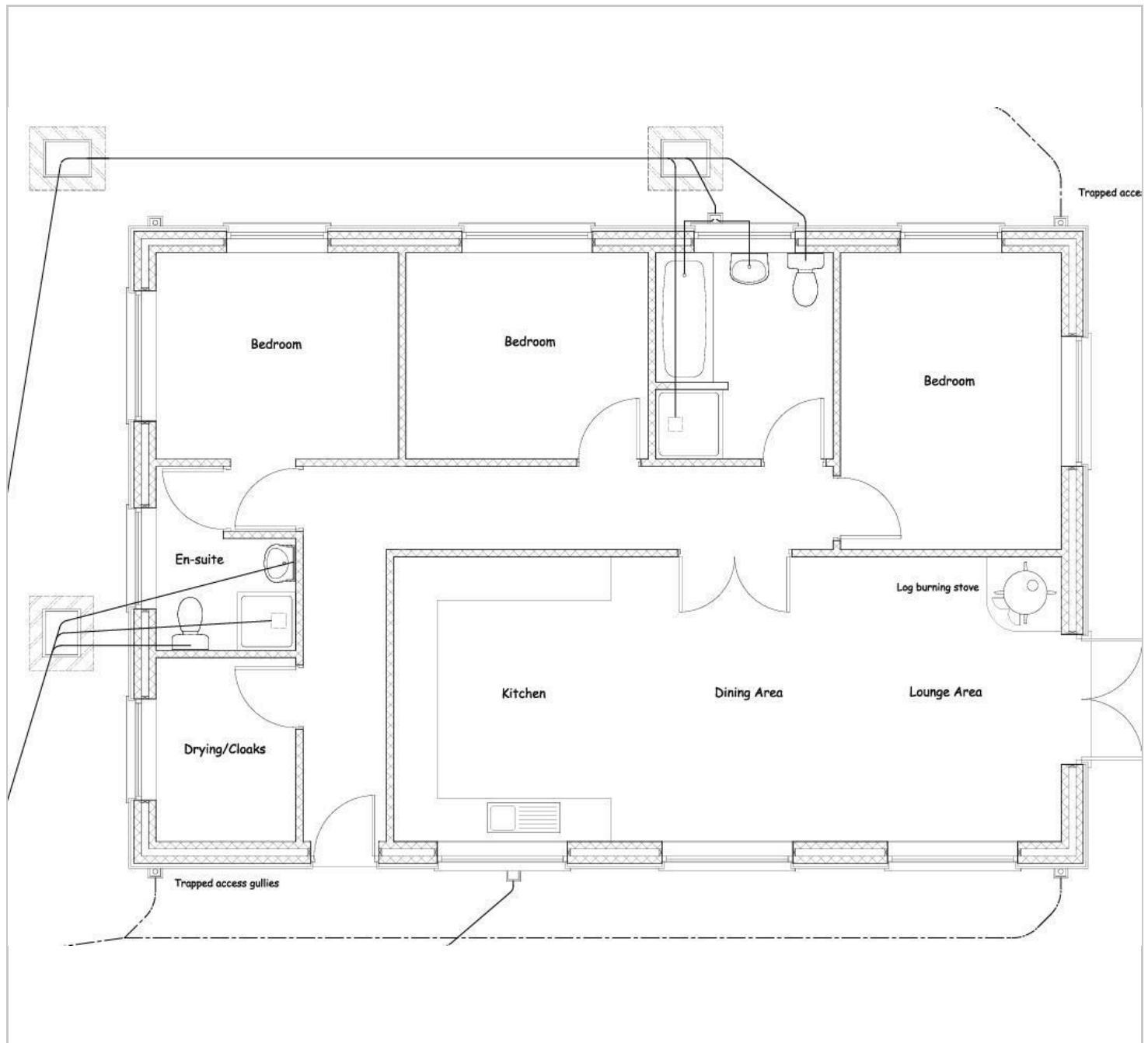
Road Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.