

butters john bee ^{bjb}

land & new homes



Land at Marston Road, Stafford, ST16 3BX

Guide Price £20,000

0.04 acre(s)

0.038 Acre of vacant land

Potential for alternative uses (Subject to planning)

1 of 2 lots available

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



Land at Marston Road

Stafford, ST16 3BX

Guide Price £20,000



Description

0.04 Acre of vacant land located within a mixed-use residential / commercial area. The land may have potential for alternatives uses, subject to obtaining the necessary planning permissions.

The land is 1 of 2 lots listed for sale via Auction - the vendor is willing to pre-auction offers of both lots individually or the entire property.

Location

The property occupies a prominent position on the corner between Marston Road and Peel Terrace within a well-established mixed residential and commercial area, just a short distance from Stafford town centre. The property benefits from excellent accessibility, with strong pedestrian links to local amenities, convenient access to Stafford railway station and regular bus services, with wider regional connectivity via the A34 and M6 motorway network. The surrounding area is characterised by traditional terraced housing, independent businesses and commercial uses, reflecting Stafford's historic urban fabric. The highly accessible and well-connected location presents an ideal proposition suitable for a range of opportunities.

Planning & Supporting Information.

We are not aware of any current or historic planning consents in relation to this site, however 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.

Access

We are informed by our Client that there is an established right of way via the access road off Marston Road. We understand that this is by virtue of the fact this was the rear access to the pub which stood on the site, and where weekly beer deliveries took place. Please refer to the Legal Pack.

Local Council

The site is located in the Council district of Stafford Borough Council <https://www.staffordbc.gov.uk/>.

Business Rates & EPC

The land is not currently listed for Business Rates, Council Tax or EPC. All interested parties should make their own enquiries regarding their proposed use for the land and any potential liability for Business Rates / Council Tax which may arise.

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.

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 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 or call the Land & New Homes team to discuss your requirements.



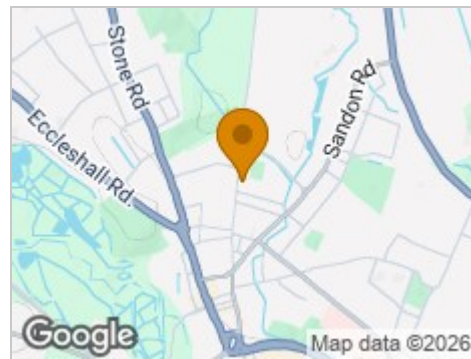
Road Map



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.