



Croft Court | Smallthorne | Stoke-on-Trent | ST6 1LE

£90,000

Investment Opportunity Block of Three Vacant Flats, Local Amenities Within Walking Distance, Opportunity to Develop and Additional Flat Potential.



## Property Description

Investment Opportunity Block of Three Vacant Flats, Local Amenities Within Walking Distance, Opportunity to Develop and Additional Flat Potential.

### Description

You Need to Register to bid: [auctionhammermidlands.co.uk](http://auctionhammermidlands.co.uk)

Viewings listed below are pre booked, there is no need to book prior to attending

13:45pm - 14:15pm June 29th July 6th & 13th

Live stream auction on 16TH JULY 2026 6:30PM START.

Bidding will be available by either online bidding, telephone or proxy If you wish to bid, please register on line via the Auction Hammer website [auctionhammermidlands.co.uk](http://auctionhammermidlands.co.uk) using the Register to Bid tab.

Investor Opportunity. Former Albion Public House converted into a block of three flats, two Ground Floor one bedroom flats (no's 12a/12b) and one two bedroom First Floor Flat (no's 10), there is also the potential to develop an additional first floor flat, all are currently vacant and have gated off road parking.

The flats require some modernisation and are located in Smallthorne where there are a range of local amenities within walking distance and transport routes providing easy access to Hanley town centre and Festival Retail Park, with Stoke railway station and Staffordshire University approx 20 mins away.

Apartment 1 (12a) Ground Floor one bedroom Apartment  
Living Room (4.7m x 2.9m), Kitchen (2.4m x 1.7m), Bathroom (2.3m x 1.8m), Bedroom (4.3m x 2.8m)

EPC - C

Apartment 2 (12b) Ground Floor one bedroom Apartment  
Open Plan Lounge/Kitchen (4.1m x 3.3m), Shower Room (2.3m x 1.6m), Bedroom (3.2m x 2.9m)

EPC - C

Apartment 3 (10) First Floor two bedroom Apartment with separate access

Living Room (3.3m x 2.9m), Kitchen (2m x 2m), Bathroom (4.1m x 1.2m), Bedroom (3.1m x 3m), Bedroom (3m x 3m)

EPC - TBC

Potential Duplex Apartment First Floor (4.6m x 3.2m) Second Floor (7.4m x 5.3m)

Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services

Note PROSPECTIVE BUYERS PLEASE NOTE We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

Tenure: Freehold

### Guide Prices & Reserves

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

### Additional Fees

Please be aware there may be additional fees payable on top of the final sale price. These include and are not limited to administration charges and buyer's premium fees payable on exchange, and disbursements payable on completion. Please ensure you check the property information page for a list of any relevant additional fees as well as reading the legal pack for any disbursements.

#### Plans, Maps and Photographs

The plans, floorplans, maps, photograph's and video tours published on our website and in the catalogue are to aid identification of the property only. The plans are not to scale and should not be relied upon.

#### Consumer Protection Regulations 2008

Auction Hammer Midlands Property Auctions endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract.

All references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

#### Anti Money Laundering Regulations

Intending buyers will be asked to produce identification documentation either as part of the bidder registration process or if they make an acceptable pre-auction offer, we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Administration Fee: £1440 inc VAT payable on exchange of contracts.

Buyer's Premium Fee: £1140 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

ST5 1EN

[www.louistaylor.co.uk](http://www.louistaylor.co.uk)

[newcastle@louis-taylor.co.uk](mailto:newcastle@louis-taylor.co.uk)

01782 622677

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.