butters john bee bjb
land & new homes

10 Stockwell Street, Leek, ST13 6DS

Guide Price £290,000

Block of 5 self contained apartments
Annual income of £31,500 Per Annum
For Sale By Auction at 6.30 pm on Monday 26th October 2026
at the Double Tree By Hilton Hotel, Festival Park, Stoke-on-Trent, ST1 5BQ
Contact the Auction Team to Register. 01782 211180. auction@bjbmail.com

RICS Regulated by RICS

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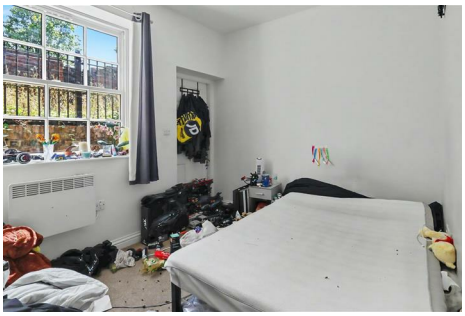

Description

Block of 5 self contained modern apartments.
Fully tenanted with an annual income of £31,500.
All apartments have separate tenancy agreements, individual EPC & council Tax bands
A property information pack containing all relevant information is available on request.
This turn key investment presents great opportunities for private landlords, care providers, assisted living operators & investment funds.

Location

Situated on Stockwell Street in the heart of Leek town centre, the property is within walking distance of a wide range of shops, cafés, supermarkets and other everyday amenities. Leek benefits from good road links via the A53 and A523, providing access to Stoke-on-Trent, Macclesfield and the Peak District.

Major employers in and around the area include Leek Building Society, Ball Horticultural Company, Leek Moorlands Hospital, JCB at Rocester and the Royal Stoke University Hospital, supporting demand for rented accommodation.

Accommodation.

The property comprises the following:

Flat 1. £560 pcm (48 sq.m / 516 sq.ft)
Flat 2. £495 pcm (49 sq.m / 527 sq.ft)
Flat 3. £525 pcm (49 sq.m / 527 sq.ft)
Flat 4. £570 pcm (50 sq.m / 538 sq.ft)
Flat 5. £475 pcm (68 sq.m / 731 sq.ft)

Any sizes / values quoted by BJB are correct to the best of our knowledge, however we would recommended 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 District Council https://www.staffsmoorlands.gov.uk/

Business Rates & EPC

The individual flats have separate EPC's and council tax bands, they are as follows;

Flat 1: EPC - D
Council Tax - A

Flat 2: EPC - D
Council Tax - A

Flat 3: EPC - D
Council Tax - A

Flat 4: EPC - D
Council Tax - A

Flat 5: EPC - E
Council Tax - A

Tenure

Leasehold - with 124 years remaining (subject to existing Assured Shorthold Tenancies)

VAT.

All prices quoted by Butters John Bee are exclusive of VAT unless otherwise stated. We have been advised by our Client that VAT in 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.

Tel: 01782 211147

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.

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.

All Enquiries

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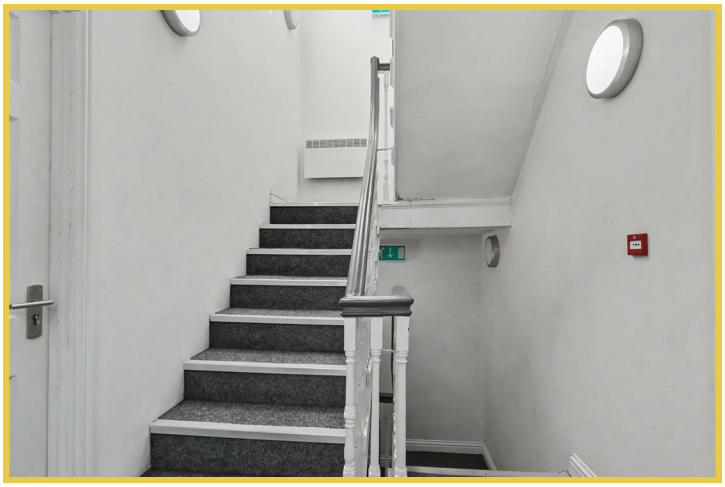
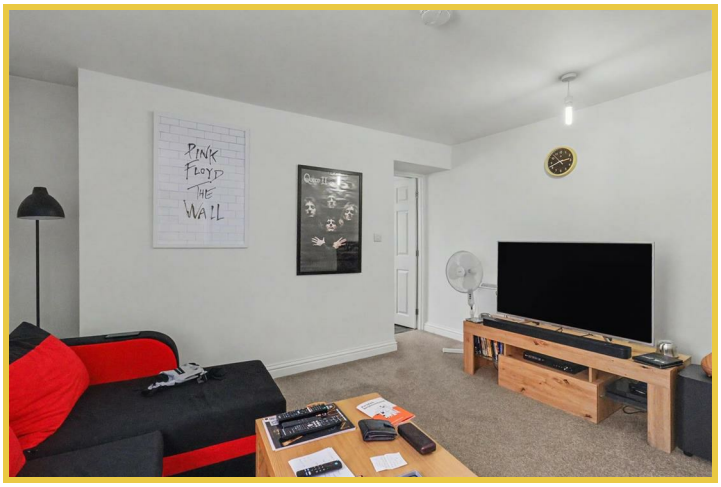
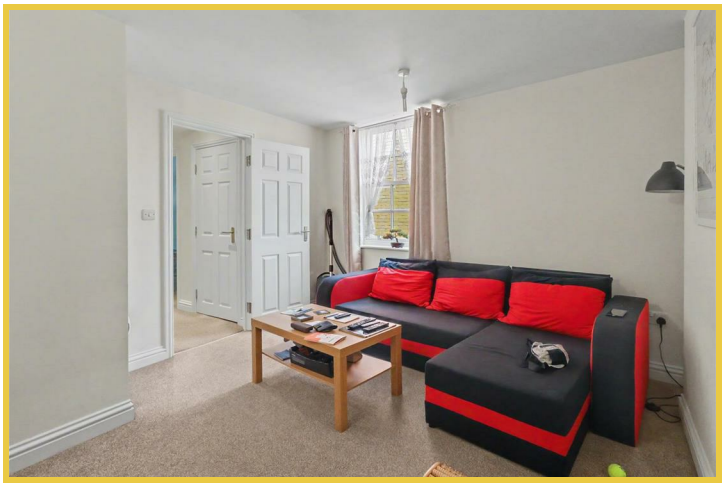
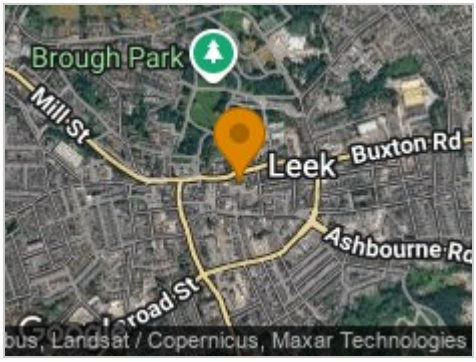




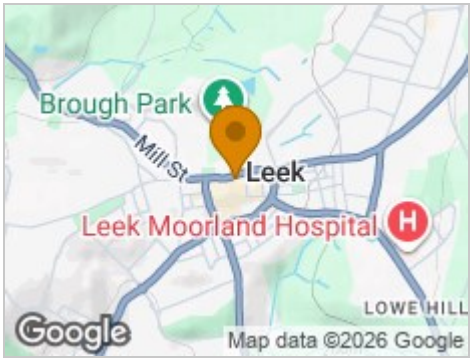


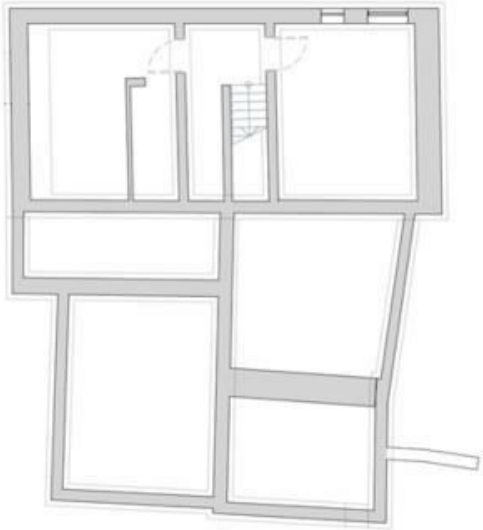
Road Map

Hybrid Map



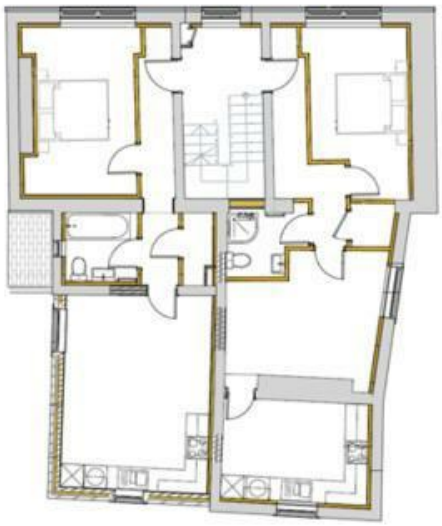
Terrain Map



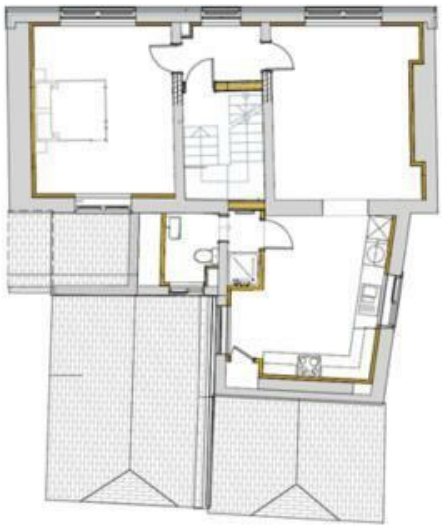


Basement

Ground Floor



First Floor



Second Floor

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.

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