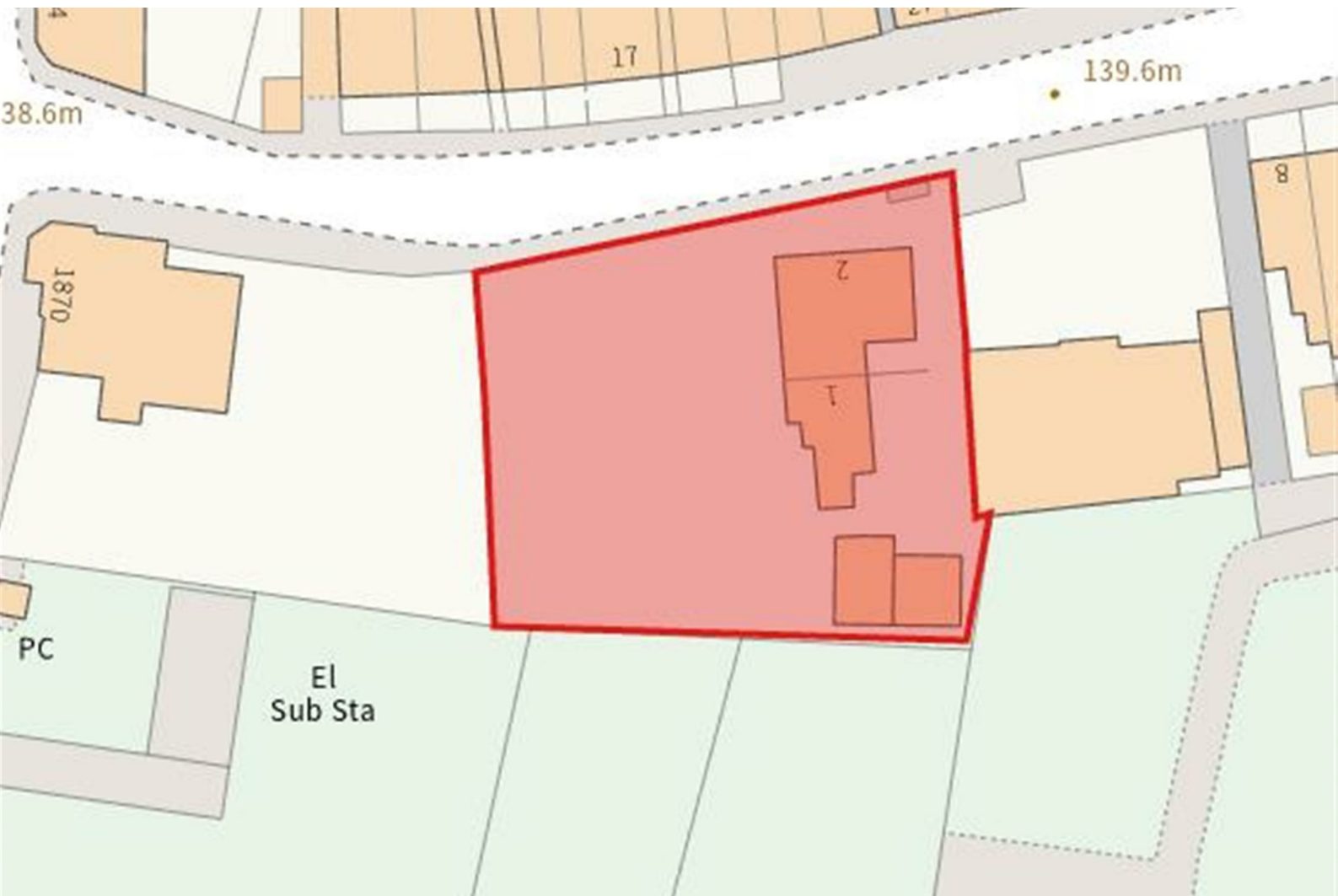


butters john bee^{bjb}

land & new homes



Beech Villas, 2 & 4 Bagnall Road, Milton, Stoke, ST2 7AZ

Guide Price £405,000

2 Period Semi-Detached Houses

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



Beech Villas, 2 & 4 Bagnall Road

Milton, Stoke, ST2 7AZ

Guide Price £405,000



Description

The property comprises a pair of period semi-detached houses with a total Gross Internal Area of 244 sq.m (2626 sq.ft). There are 2 external garages with the property sat upon a parcel of land measuring 0.28 Acres.

The property will be offered for sale via auction on 13th July 2026, as 2 lots - No2 & No.4 Bagnall Road. The vendor is open to considering pre-auction offers on individual lots or for the entirety of the estate. Given the unique availability of both adjacent properties, this lot presents an outstanding opportunity for a variety of alternative uses. Subject to the necessary planning consents, these options include conversion into a healthcare or care facility, commercial premises, or a substantial multi-generational residential compound.

Location

The property is located in Milton, occupying a prominent position that bridges the village centre with the rural fringes of Bagnall. The property benefits from exceptional access to a selection of local amenities within comfortable walking distance, including independent shops, cafes, traditional pubs, a pharmacy, doctors' surgery, and highly regarded local schooling. Travel and commuter links are excellent, with reliable local bus routes passing nearby, straightforward road connections to Stoke-on-Trent city centre, and easy access to major A-roads for wider regional travel. The surrounding property mix consists of a well-established and characterful residential neighbourhood primarily comprising traditional terraced housing, semi-detached family homes, and occasional detached bungalows.

Accommodation.

No. 2 Bagnall Road - 3 bedroom semi-detached house:

Basement (Wine Cellar) - 19 sq.m / 205 sq.ft

Ground Floor - Total 63 sq.m / 678 sq.ft

- Lounge: 5.18m x 3.85m
- Dining: 3.66m x 3.61m
- Kitchen 3.62m x 2.37m
- Study: 3.16m x 2.17m
- Utility: 2.17m x 1.9m
- WC

First Floor - Total 61 sq.m / 656 sq.ft

- Bedroom: 3.61m x 2.37m
- Bedroom: 4.28m x 3.85m

- Bedroom: 3.61m x 2.69m

- Bathroom: 3.25m x 2.16m

Total: 143 sq.m / 1539 sq.ft

No.4 Bagnall Road - 2 bedroom semi-detached house:

Ground Floor - Total 54 sq.m / 581 sq.ft

- Lounge: 5.18m x 4.31m
- Dining: 4.6m x 3.23m
- Kitchen: 3.34m x 2.2m
- Shower room
- Store

First Floor - Total 47 sq.m / 506 sq.ft

- Bedroom: 4.6m x 3.23m
- Bathroom / Ensuite: 3.34m x 2.2m
- Bedroom: 4.28m x 4.31

Total: 101 sq.m / 1087 sq.ft

Any sizes / measurements 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.

Council Tax

The property is currently listed as Council Tax Band 'B'

Tenure.

Freehold with vacant possession upon completion.

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 per 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.

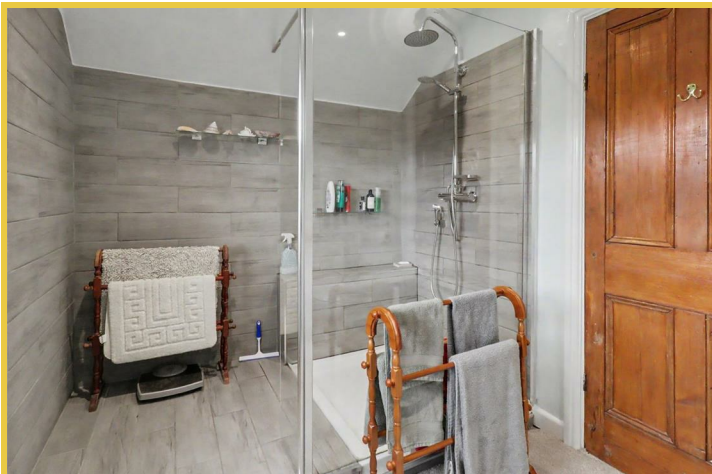
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Looking for Land & Development Opportunities?

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.