

butters john bee^{bjb}

land & new homes



Land at, Condlyffe Road, Leek, ST13 5SE

Guide Price £10,000

0.04 Acres of Vacant Land

For sale on behalf of Your Housing Group

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: 0800 090 2200 or auction@bjbmail.com



0.04 acre(s)



Description

0.04 Acres of vacant land with potential for alternative uses subject to obtaining the necessary planning consents.

Location

The land is located in an established residential area in the historic market town of Leek in the Staffordshire Moorlands, situated just 10 miles northeast of Stoke-on-Trent.

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.

Local Council

The site is located in the Council district of Staffordshire Moorlands <https://www.staffsmoorlands.gov.uk/>

Existing Tenancies & Rights of Way

The site will be sold with all existing Tenancies & Rights of way in place. For further details on this matter, please review the legal pack & seek advise from a solicitor.

Tenure.

Freehold - Subject to any existing Rights of way & Tenancies.

VAT.

All prices quoted by Butters John Bee are exclusive of VAT unless otherwise stated. All interested parties should make their own enquiries to satisfy themselves with the VAT position

Pre-Auction Offers.

Pre-Auction offers will not be considered.

Common Auction Conditions.

This property is sold subject to our Common Auction Conditions (a copy is available on request).

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.

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.

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.

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 auktion@bjbmail.com.

Viewings

The site can be inspected from the Public Highway – no appointment is necessary.

All Enquiries

Alex Djukic BSc MSc
Regional Land Manager
Land & New Homes Team
residential-land@bjbmail.com
01782 211147

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.

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.

