



Residential Land At, 55 Drubbery Lane, Blurton, Stoke-on-Trent, ST3 4BH

**Site Area:
0.54 Acre**

Price guide

£250,000

Residential Development Site (Subject to Planning)

Surplus NHS Property suitable for conversion or redevelopment

Full Info Pack Available

For Sale By Informal Tender Thursday 23rd January 2020

All enquiries: 01782 211147
residential-land@bjbmail.com



Description

The site comprises a former residential institution (Class C2) which has now been deemed surplus to requirements by the Stoke NHS CCG. The site includes a single storey building of traditional construction which is currently vacant. The site is considered suitable for residential redevelopment or conversion.

Location & Amenities

The site is located in the heart of the Stoke-on-Trent suburbs close to Longton Park, in an established residential area comprising modest size semi-detached houses and bungalows. A range of bus routes, services and amenities are close by. Approximate travelling times are as follows:

Longton Town Centre: 1.6 miles / 5 mins drive / 30 mins walk

City Centre (Hanley): 3.5 miles / 10 mins drive

A50 / A 500; 2 miles / 5 mins drive

M6 North (J16) 12 miles / 20 mins drive

M6 South (J15) 5 miles / 10 min drive

Planning & Supporting Documentation

There is no planning consent in place, but the site is located in a wholly residential district of Blurton, Stoke-on-Trent and is deemed a suitable site for residential redevelopment or conversion. The Client has provided the following information which is available upon request:

- Indicative Residential Layout
- Highway Plan
- Utilities Report
- Desk-top Ground Report (pending)
- Pre-App Response

Tenure

Freehold with vacant possession upon completion.

Proof or Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the sale / purchase of the property.

Viewing

Strictly By Appointment with the BJB Land & New Homes Team

Tender Process

This site is offered by Informal Tender: Offers are to be received by 12.00 on Thursday 23rd January 2020 via e-mail to paulbeardmore@bjbmail.com

All offers should include the following information:

- 1.) Name of Purchaser
- 2.) Solicitors Details
- 3.) Details of any Conditions
- 4.) Confirmation of Funds

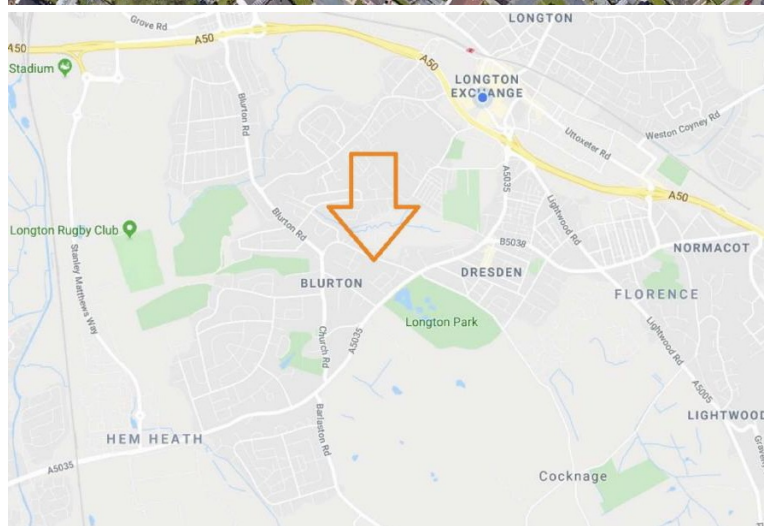
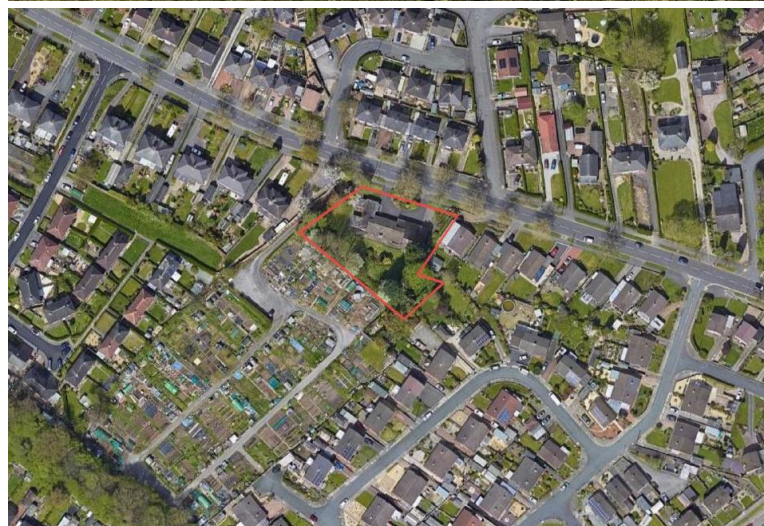
(The successful purchaser will be required to supply proof of funding)

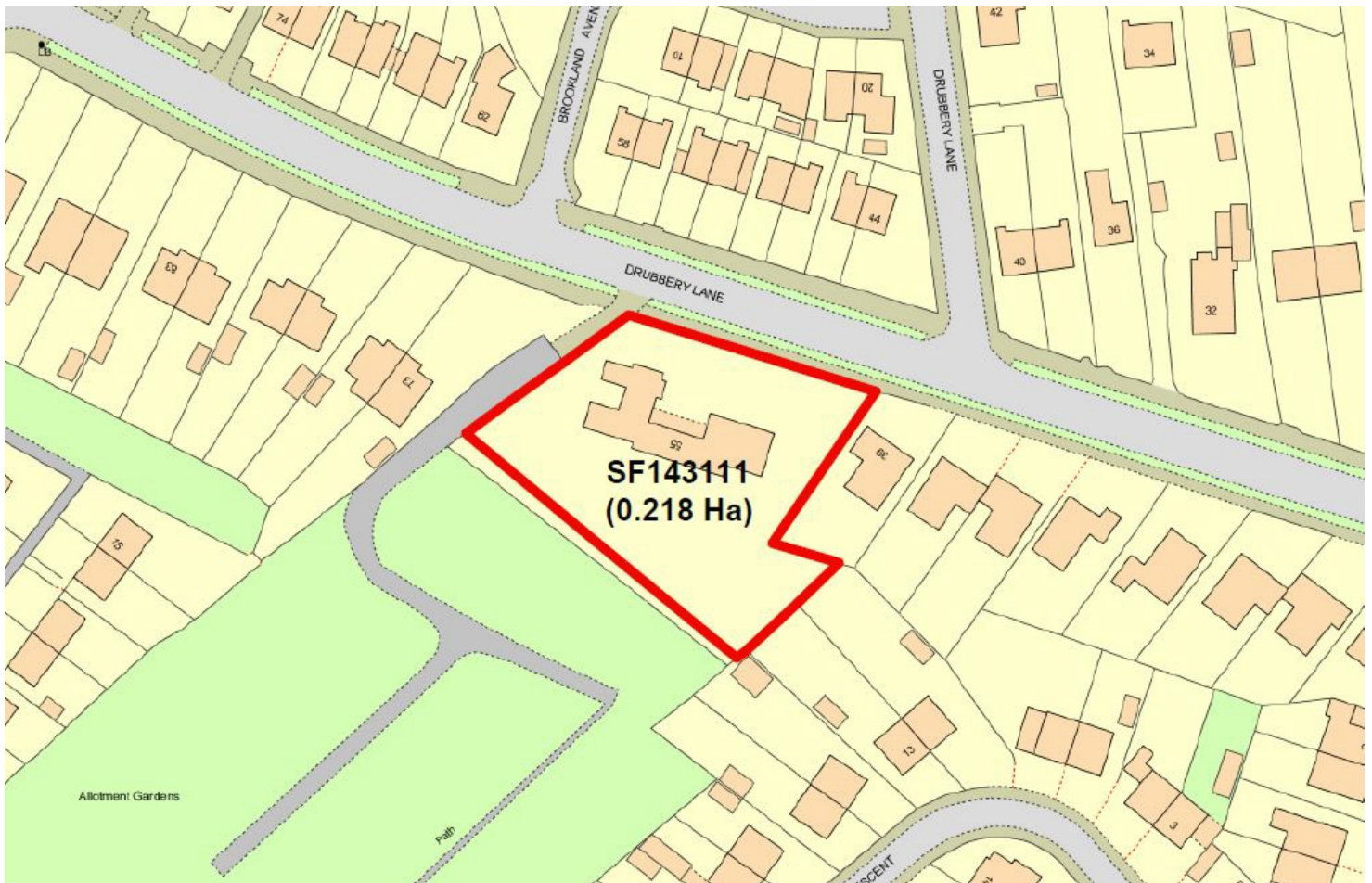
- 5.) Confirmation of 10% deposit payable on exchange of contracts
- 6.) Confirmation of an Exchange of Contracts prior to 31st March 2020

NB - Due to a main drain which runs under the existing the building, this property is considered unsuitable for a residential mortgage, thus any offers from bidders wishing to convert the existing building to residential use would need to be cash.

All Enquiries

Paul G. Beardmore BSc MRICS
Land & New Homes
paulbeardmore@bjbmail.com
01782 211147





IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.