



- Development land
- Approved planning permission
- Extent 761 SQFT
- Freehold
- Vacant
- Layout and drawings available
- Approved for two one bedroom units
- 0.3 miles to Stoke-on-Trent railway station



## Auction guide £5,000



### Lot 95 Land on the northeast side of 3 Lewis Street, Stoke-On-Trent, ST4 7RR

**FOR SALE BY AUCTION:** To be sold by public auction on the owner's instruction. Approved development land for the erection of a two-storey building comprising two one-bedroomed self-contained residential units. To be sold via online bidding on Friday, 26 January 2024.

**Auctioneer's comments:** 'This Lot offers investors a unique opportunity to buy development land with planning permission in a sought-after residential area.'

**Auction date**

The property is to be sold by public auction on Friday, 26 January 2024 via a 2-hour online bidding window.

**To view**

This vacant land has no scheduled managed block viewings and can be viewed at your own discretion.

**Description**

Approved development land, 761 SQFT, freehold

**Outside**

Vacant land

**Location**

Lewis Street, Stoke-On-Trent, 0.3 miles to Stoke-on-Trent railway station

**Accommodation**

Vacant land

**EPC rating**

Exempt

**Tenure**

Freehold with vacant possession

**Local authority and council tax band**

Stoke-on-Trent City Council

Council tax band: N/A

**Pre-auction bids**

To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions will be acceptable. Should your pre-auction bid be accepted, you will need to immediately pay the balance of the 10% deposit (min. £5,000) and all auction fees listed. The Auctioneer reserves the right to refuse any bid.

**Auction fees**

In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 3.5% plus VAT (min. fee of £875 plus VAT) of the purchase price and auction buying fee of £950 plus VAT. Please be aware that additional fees may be payable on completion, including disbursements in the legal pack. Check the legal pack for each lot you are interested in before bidding.



