Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



Land at Cardwell Street, Northwood, Stoke on Trent, ST1 6PN

Auction Guide

£3,000

- A Plot of Land In Hanley!
- Current Vacant Plot Situated In The Location of Northwood
- OUTLINE PLANNING HAS BEEN APPLIED FOR
- Investment and development potential.
- FOR SALE VIA ONLINE AUCTION ON MON 11th JAN AT 1PM UNTIL TUES 12th JAN 11AM
- Freehold Land For Sale By Auction.
- 100m² total Area APPROX
- Brilliant Views location for HANLEY town centre, Bet365 and Royal Stoke Hospital.

PLOT FOR SALE VIA ONLINE AUCTION ON MONDAY 11th JANUARY AT 1PM UNTIL TUESDAY 12th JANUARY 11AM.

Current Vacant plot situated in the location of Northwood.

We have not visited or inspected the land.
Purchasers are deemed to rely on their own enquiries with regard to any possible development potential for this individual plot in respect of planning and any other consents or rights over the land including adopted highways, public right of ways etc.

We welcome this freehold land for sale by Auction.

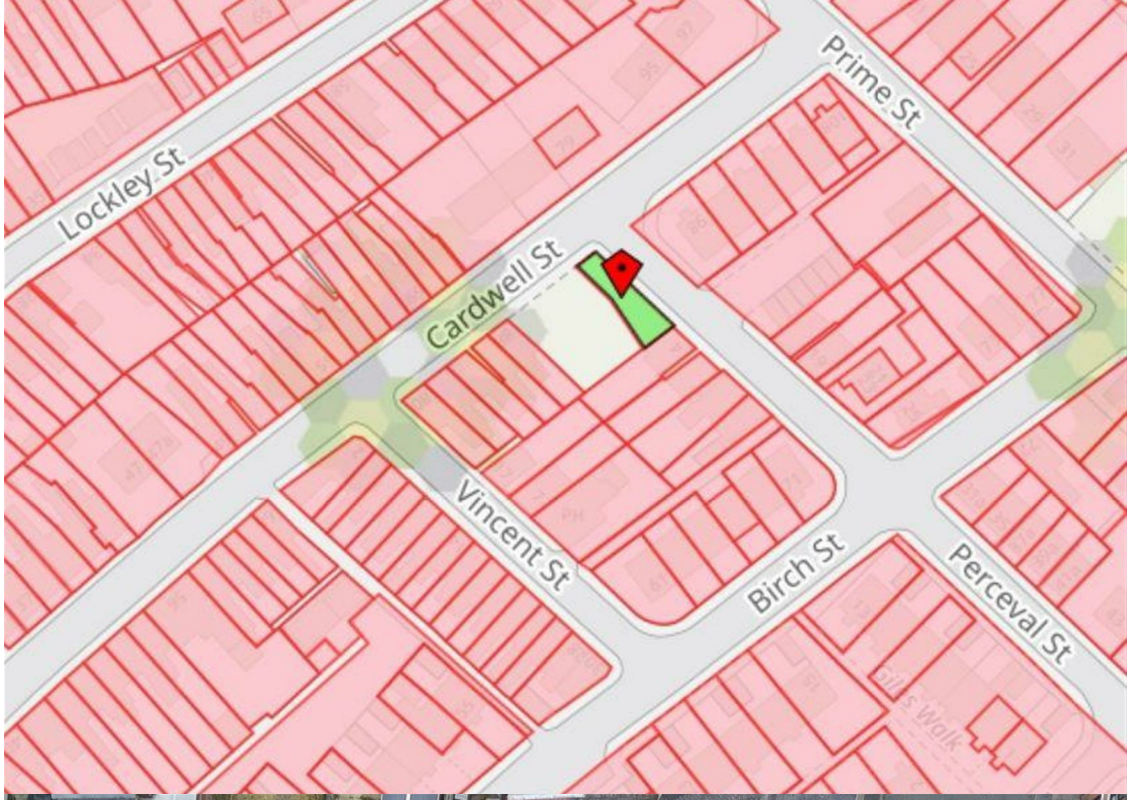
OUTLINE PLANNING HAS BEEN APPLIED FOR
100m² total Area APPROX

THE LARGER PLOT ADJOINING WE ARE INFORMED THE OWNER CANNOT BE LOCATED SO ADVERSE POSSESION COULD BE APPLIED FOR SUBJECT TO APPROVAL

Architects Drawings of possible proposed dwelling.

Brilliant Views location for HANLEY town centre, Bet365 and Royal Stoke Hospital.

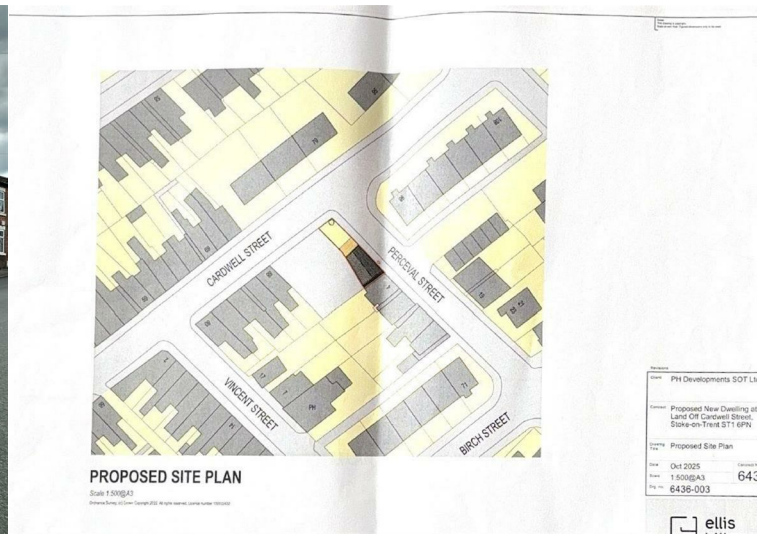
Investment and development potential.
For more information call or e-mail us.

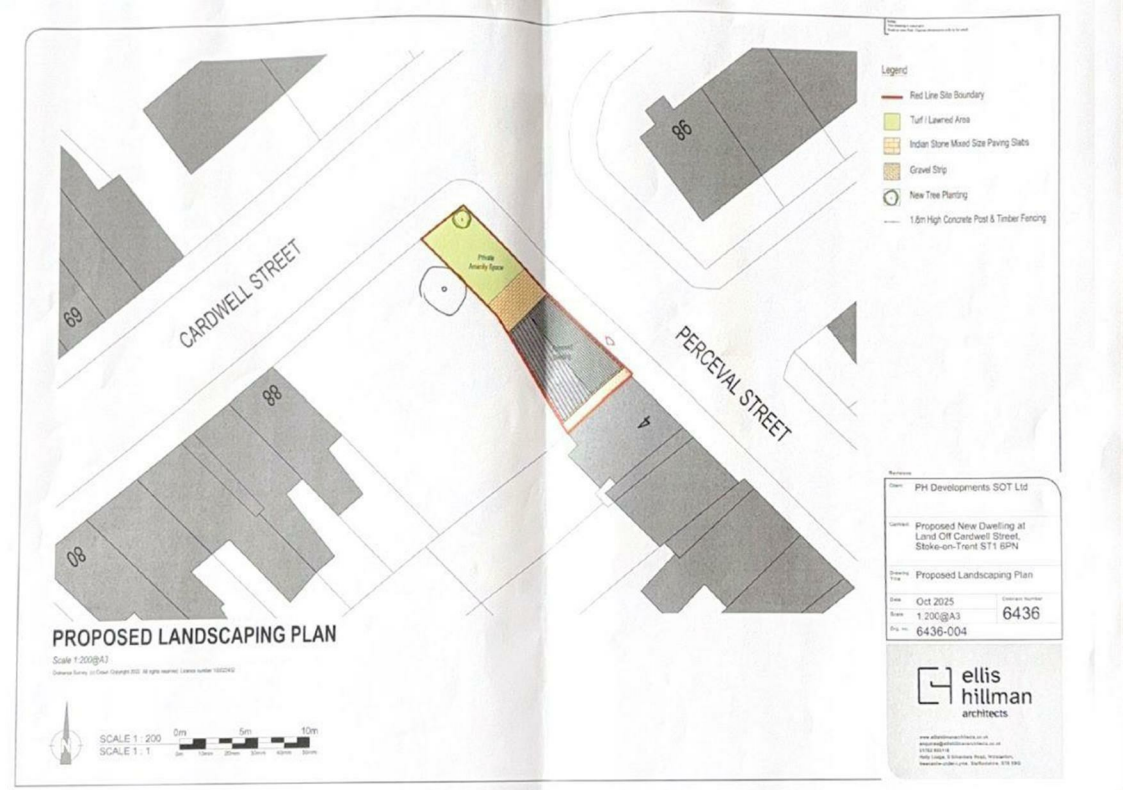


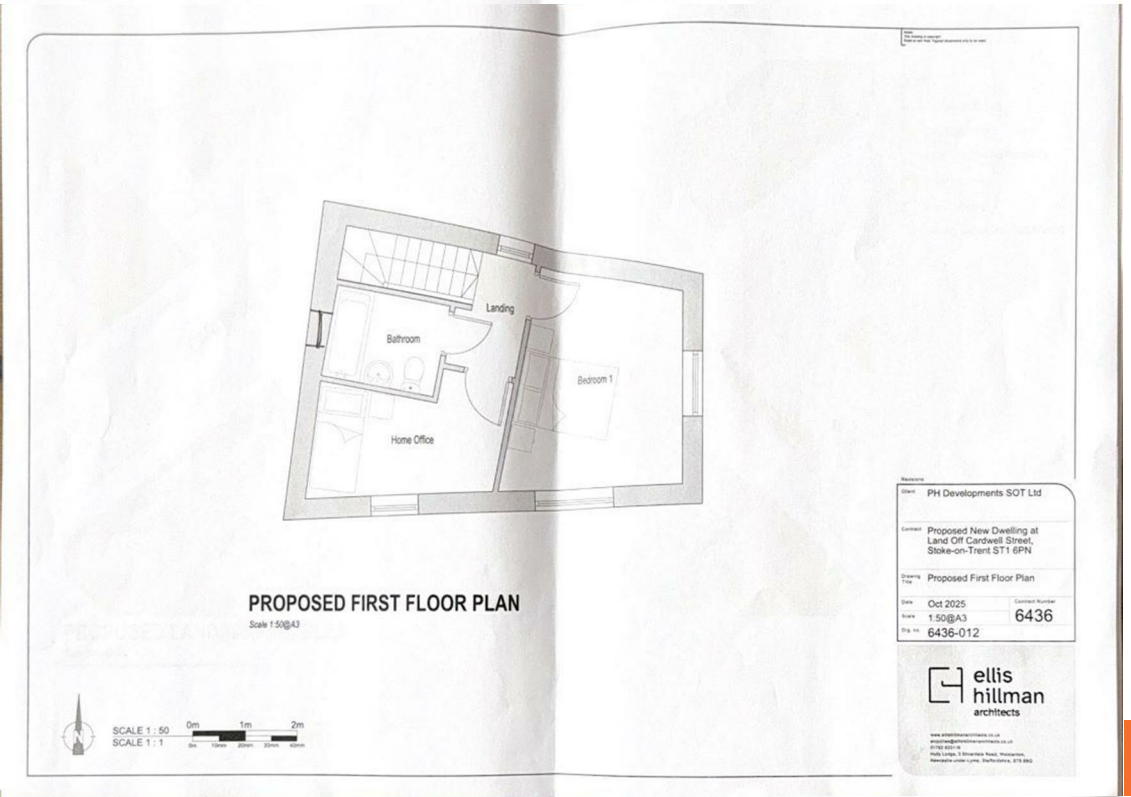


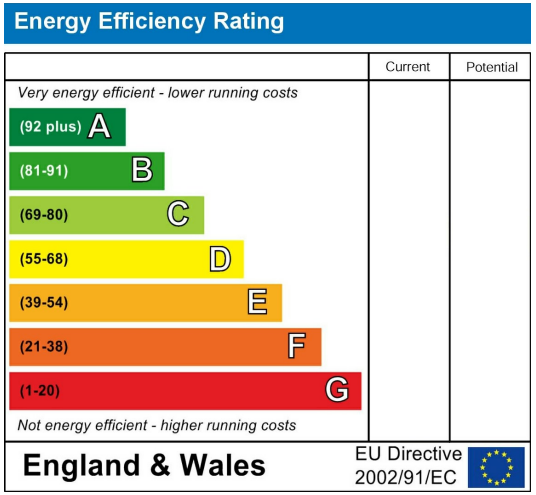


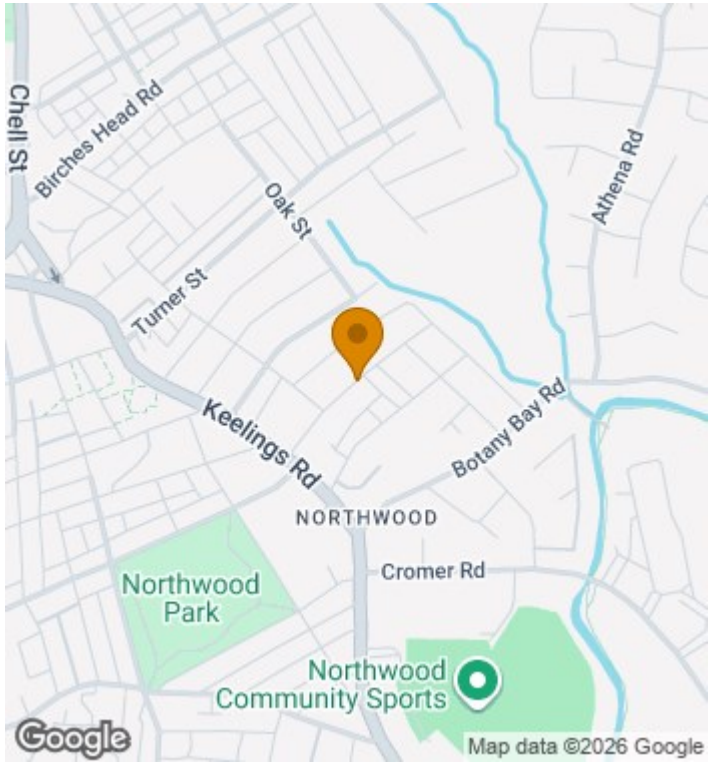



CARDWELL STREET
PERCEVAL STREET
VINCENT STREET
BIRCH STREET
PROPOSED SITE PLAN
Scale 1:500@A3
PH Developments SOT Ltd
Proposed New Dwelling at
Land Off Cardwell Street,
Stoke-on-Trent ST1 6PN
Proposed Site Plan
Oct 2025
1:500@A3
6436-003
ellis

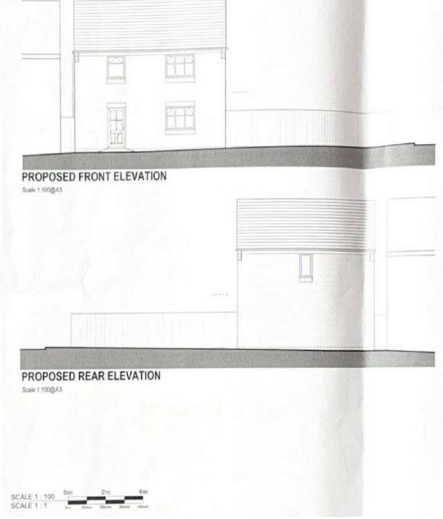

Legend
Red Line Site Boundary
Turf / Lawned Area
Indian Stone Mixed Size Paving Slabs
Gravel Strip
New Tree Planting
1.8m High Concrete Post & Timber Fencing
CARDWELL STREET
PERCEVAL STREET
69
88
86
4
Private Amenity Space
PROPOSED LANDSCAPING PLAN
Scale 1:200@A3
SCALE 1 : 200
SCALE 1 : 1
PH Developments SOT Ltd
Proposed New Dwelling at Land Off Cardwell Street, Stoke-on-Trent ST1 6PN
Proposed Landscaping Plan
Oct 2025
1:200@A3
6436-004
6436
ellis hillman architects

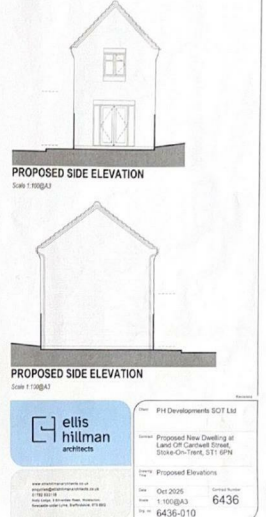

Landing
Bathroom
Bedroom 1
Home Office
PROPOSED FIRST FLOOR PLAN
Scale 1:50@A3
SCALE 1 : 50
SCALE 1 : 1
PH Developments SOT Ltd
Proposed New Dwelling at Land Off Cardwell Street, Stoke-on-Trent ST1 6PN
Proposed First Floor Plan
Oct 2025
1:50@A3
6436-012
6436
ellis hillman architects


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC









PLEASE NOTE

* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.

* Room sizes should not be relied upon for carpets and furnishings.

• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £175 (inc VAT) as a referral fee for legal services.