

**RORY MACK**

**ASSOCIATES**



**CHILTON HOUSE  
51 UTTOXETER ROAD, BLYTHE  
BRIDGE, STOKE-ON-TRENT  
ST11 9JG**

**FOR SALE  
£425,000**

- Former 5 bedroom HMO premises extending to 1,824 sq ft NIA
- Attractive period property suitable to both residential and commercial uses (STP)
- Semi-rural location within 0.4 acre plot together with two storey detached garage
- Potential to extend further to comprise substantial dwelling house (STP)
- EPC: 32 (Band F)



# CHILTON HOUSE

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## GENERAL DESCRIPTION

Originally constructed as a dwelling house during the late 19<sup>th</sup> century of brick elevations supporting pitched clay tiled roof surfaces, the property has more recently been extended at ground floor and used as a 5 bedroom HMO.

The property is set back from the main road with a sweeping drive to the front together with a two storey detached garage to the left hand side, which offers conversion opportunities. To the rear is a large, enclosed garden, mainly laid to lawn with views of open countryside. Although the property has operated as a HMO, the internal layout is largely unchanged from when originally constructed, as such the property could easily be converted into a well proportioned family home or used for a range of alternative commercial uses, subject to planning where necessary.

## LOCATION

The property is located in the established and well regarded urban village of Blythe Bridge where a range of amenities are located, including Blythe Bridge Station, approx. ½ a mile to the east. The A50 dual-carriage way is within ¼ of a mile along with a Tesco and Aldi supermarket and a range of other amenities. Hanley city centre is 6.5 miles via the A50 with Newcastle town centre 7.9 miles and Junction 15 of the M6 is 6.8 miles.

## SERVICES

All mains services are connected. Gas fired central heating installed. No services have been tested by the agents.

## VAT

The sale price is not subject to VAT.

## COUNCIL TAX

Band F

## PLANNING

Formerly used as a House in Multiple Occupation (HMO) the property has a C4 Use Class Order. Alternative residential uses to include private dwelling house are likely to be permitted together with a range of alternative uses to possibly include Offices - E(g), Day Nursery – E(f), Medical or Health services - E(e). Interested parties wishing to use the property for alternative uses are advised to seek advice from Staffordshire Moorlands Council prior to making an offer to buy the building.

## TENURE

Available freehold, subject to contract and with vacant possession upon completion.

## ACCOMMODATION

<u>Ground Floor</u>		<u>First Floor</u>	
Porch:	-	Landing:	-
Entrance Hall:	-	Bedroom 2:	131 sq ft
Living room:	252 sq ft	Bedroom 3:	120 sq ft
Dining Room:	243 sq ft	Bedroom 4:	243 sq ft
Kitchen:	162 sq ft	Bedroom 5:	100 sq ft
Utility:	61 sq ft	Shower Room:	35 sq ft
Office 1:	87 sq ft	Bathroom:	68 sq ft
Office 2:	62 sq ft		
Bedroom 1:	150 sq ft	<b>Total NIA:</b>	<b>1824 sq ft</b>
Bathroom:	110 sq ft		
WC: -		Basement: (dry)	237 sq ft

## ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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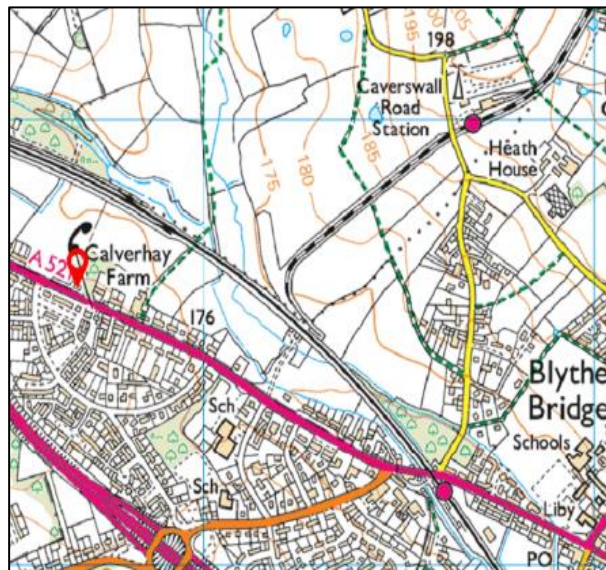
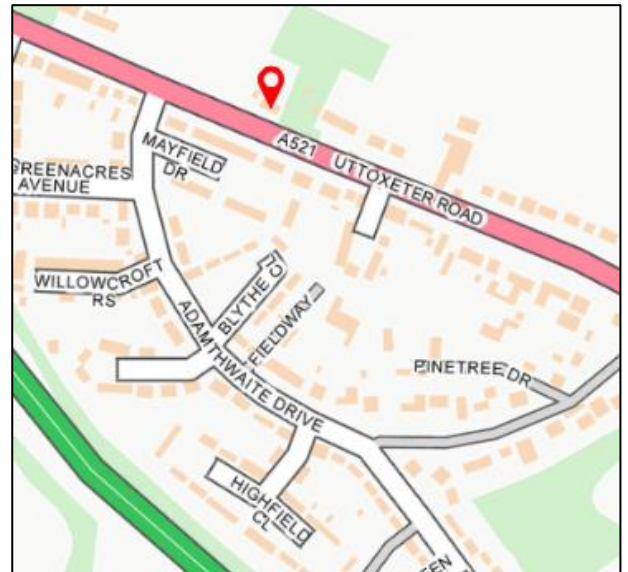
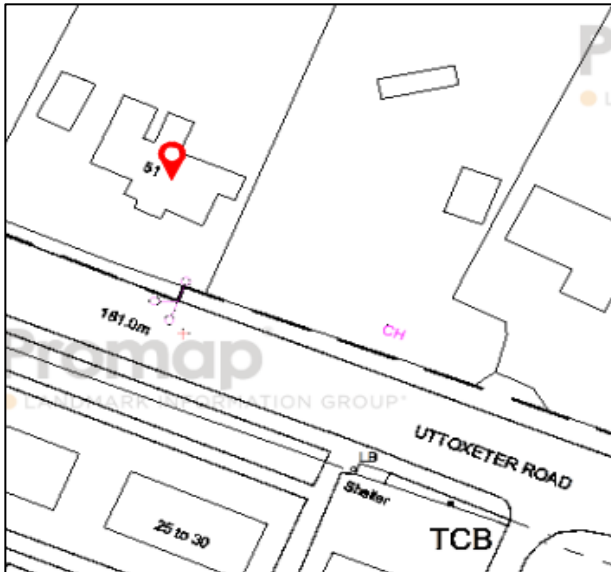
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