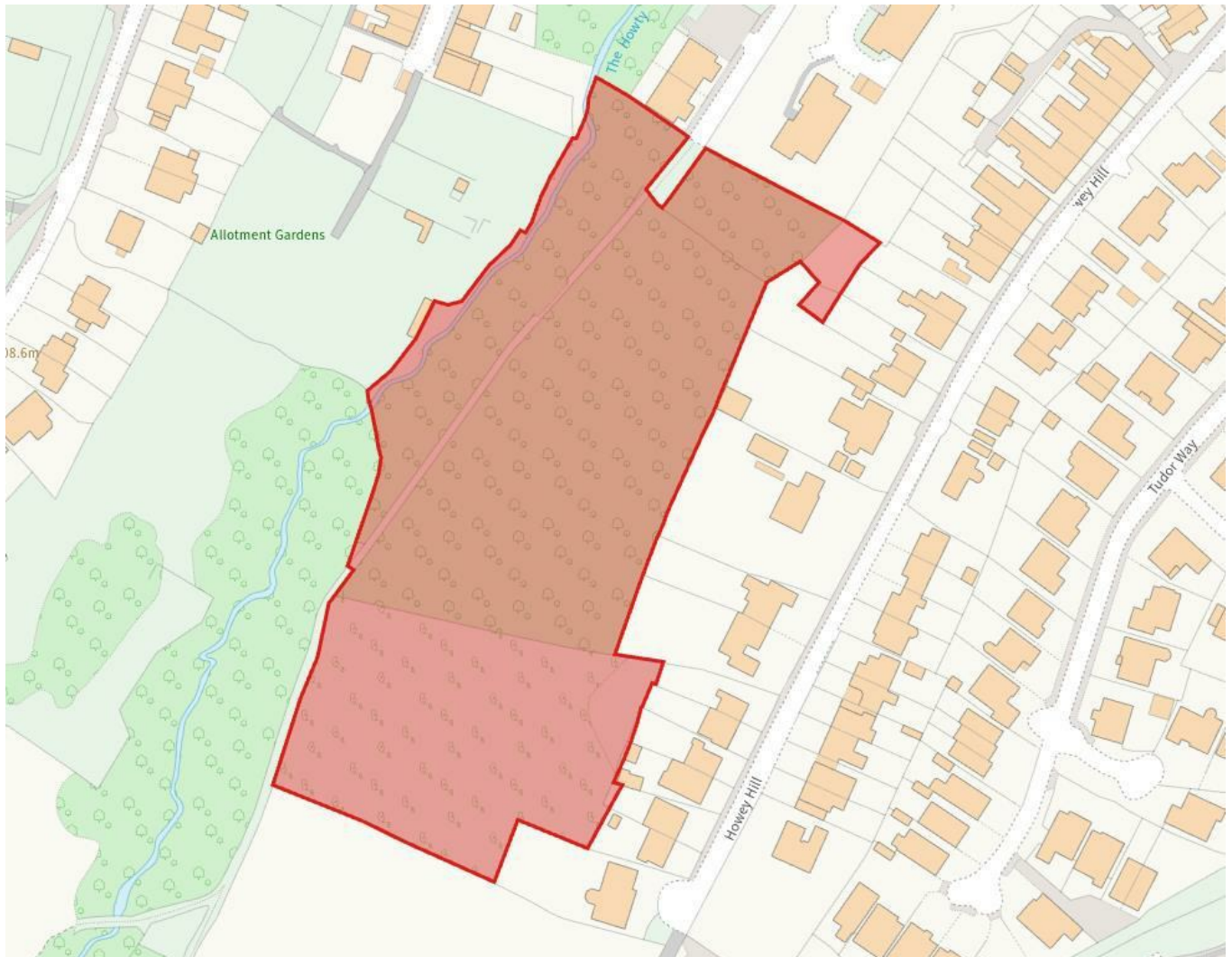


butters john bee^{bjb}

land & new homes



Land at Priesty Fields, Congleton, CW12 4AQ

Guide Price £125,000

4.50 acre(s)

4.50 Acres of land comprising the ruins of a former dwelling

Potential for Residential Development (Subject to planning)

For Sale By Auction at 6.30 pm on Monday 14th September 2026

at the Double Tree By Hilton Hotel, Festival Park, Stoke-on-Trent, ST1 5BQ

Contact the Auction Team to Register. 01782 211180. auction@bjbmail.com



Land at Priesty Fields

Congleton, , CW12 4AQ

Guide Price £125,000



Description

4.50 acres of land comprising the ruins of a former dwelling, where two gables ends remain present.

The land may have potential for the residential development of 2-3 houses, subject to obtaining the appropriate planning consents. Knights PLC have prepared a planning feasibility assessment which outlines the lands planning potential. this report is available upon request.

Location

The land benefits from direct vehicular access via Priesty Fields and the surrounding town centre road network, which links to major routes like the A34 and the Congleton Link Road. Public transportation is highly accessible, with local bus services operating from the Congleton Bus Station, the Town Hall, and Market Street stops all located within a 5-minute walking distance, while Congleton Railway Station is positioned roughly one mile away to provide direct rail links to Manchester and Stoke-on-Trent. Local amenities are abundant and within short walking distance, including the high street shops, supermarkets, cafés, and doctors' surgeries of Congleton town centre, alongside immediate nearby facilities such as the modern Priesty Fields Care Home. The surrounding housing mix is highly varied, reflecting an established urban and edge-of-settlement character; it features a blend of traditional terraced properties and mews homes, mid-to-late 20th-century semi-detached houses, modern detached family homes, and dedicated retirement complexes or apartments such as Priesty Court.

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.

Knights PLC have provided a planning feasibility assessment (Dated December 2025) to outline the future planning potential for the land. The report identifies 2 areas within the total 4.50 acres which may have potential for a combined 2-3 dwellings, the 2 areas are detailed on the plan connected to these property details. The report summarises for area 1 'This area has potential for housing development. Further technical studies would be advised prior to assembling a planning application, but provided issues including vehicular access biodiversity and levels can be satisfactorily addressed, there are reasonable prospects of achieving a residential scheme of 1-2 dwellings here.' and for area 2 'This area also has

potential for housing development. Further technical studies would be advised, and the issues are more involved than Area 1, but provided the detailed matters discussed above can be addressed there may be scope for achieving consent for a dwelling on this land.'

This report is available upon request.

NB: Whilst BJB will try and supply as much information as we can about the planning status of the land / property, please be mindful that we are not planning consultants and accordingly it is important that prospective purchasers ensure they have inspected the land / property and rely upon their own enquiries, assessments and due diligence with regards to the planning status and current or potential uses. All information is supplied in good faith and BJB cannot be held liable for any errors or omissions.

Local Council

The site is located in the Council district of Cheshire East <https://www.cheshireeast.gov.uk/>.

Tenure.

Freehold with vacant possession upon completion. We have been made aware by a number of neighbours that there may be some boundary discrepancies, and would advise all interested parties to inspect the land and boundaries prior to making a bid on the land. Also please refer to the Legal Pack for any formal legal documentation which may exist with regard to the boundaries.

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.

Any pre-Auction offers should be submitted via e-mail to residential-land@bjbmail.com. All offers will be forwarded to the client for consideration, but please be aware that the majority of clients prefer to let the marketing run for a period, prior to giving serious consideration to accepting any pre-Auction offer.

Common Auction Conditions.

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

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.

Tel: 01782 211147

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.

Addendum.

Check the latest addendum at buttersjohnbee.com for any alterations or changes to the catalogue.

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 auction@bjbmail.com.

Legal Costs

Please refer to the auction pack in respect of any legal fees or search fees which may be due upon exchange or completion.

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.

Viewings

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

All Enquiries

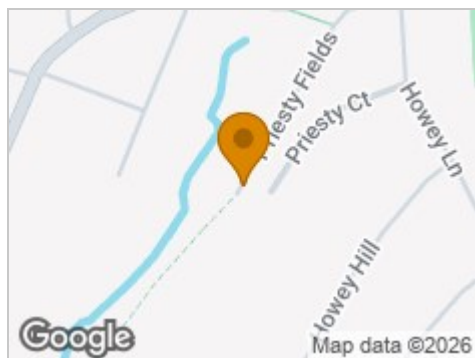
Alex Djukic BSc MSc
Regional Land Manager
Land & New Homes Team
residential-land@bjbmail.com
01782 211147

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.



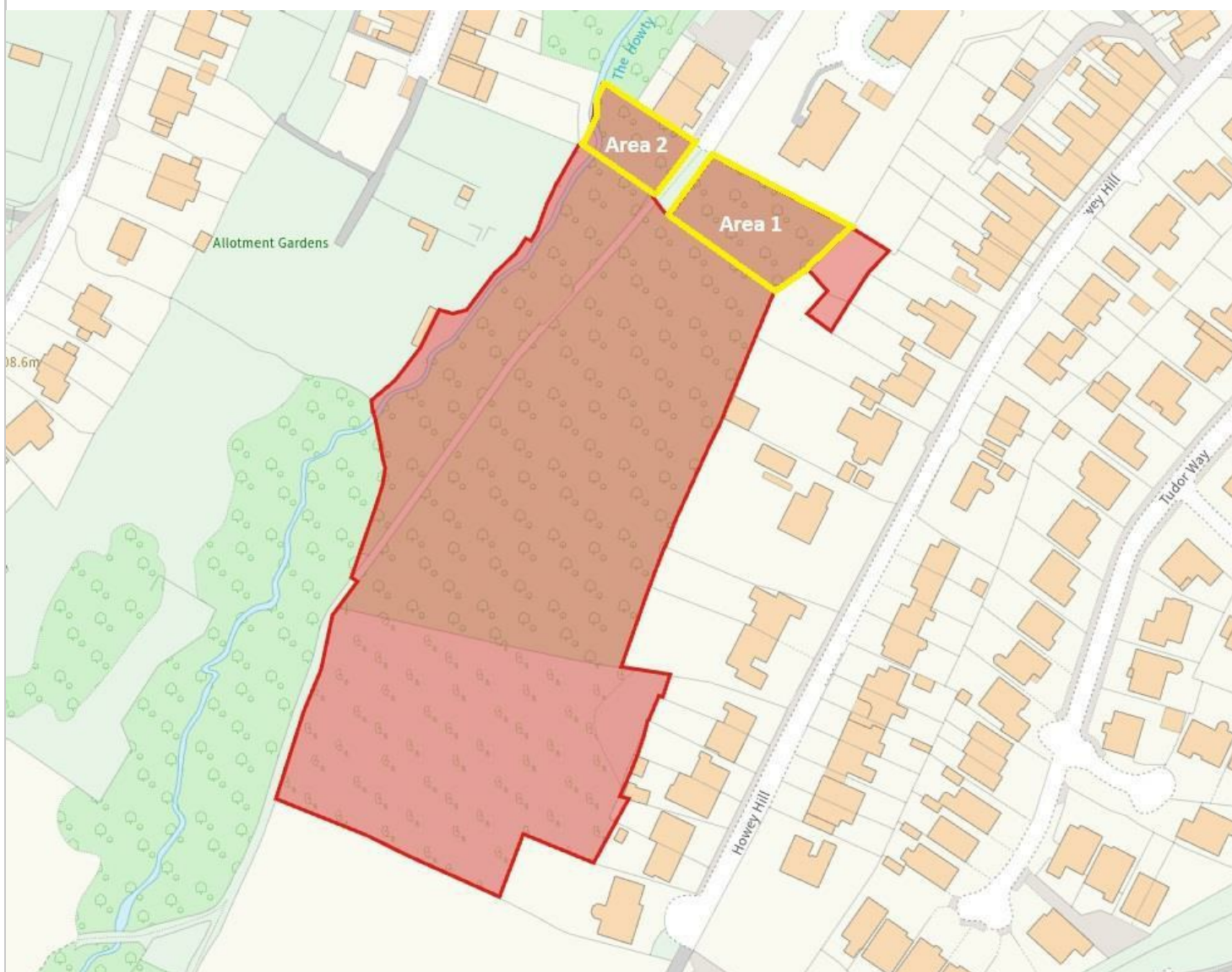
Road Map



Hybrid Map



Terrain Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.