

# butters john bee<sup>bjb</sup>

## land & new homes



Lot 1 -164 Swanlow Lane, Winsford, CW7 1JJ

Guide Price £250,000

**0.12 acre(s)**

Deadline for Pre-Auction Offers 12:00 Tuesday 14th October 2025

Lot 1 - 2 Bedroom Detached House & External Garage

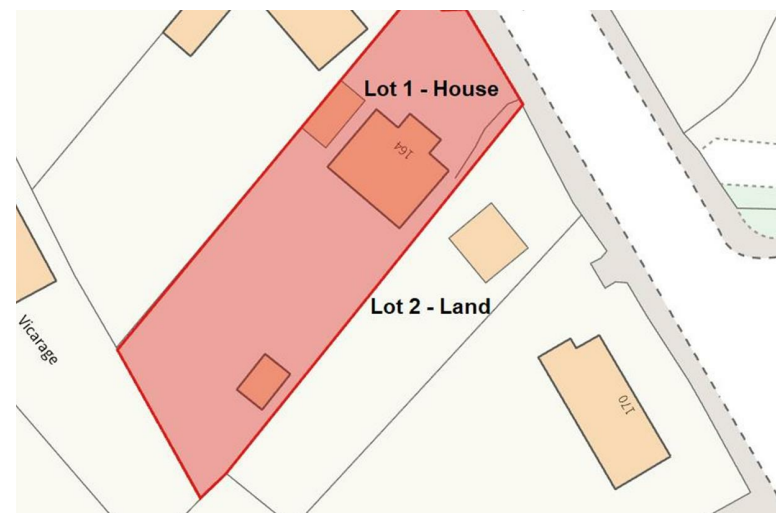
Land adj. available separately as an additional lot

Potential For Residential Development (subject to planning)

For Sale By Auction at 6.30 pm on Monday 20th October 2025

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

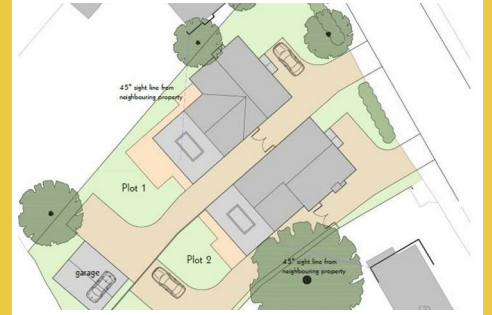
Contact the Auction Team to Register: 0800 090 2200 or [auction@bjbmail.com](mailto:auction@bjbmail.com)



# Lot 1 -164 Swanlow Lane

Winsford, CW7 1JJ

Guide Price £250,000



## Description

Lot 1 - 164 Swanlow Lane- Comprises a 2 bedroom detached house (GIA 101 sq.m) with an external detached garage (17 sq.m). The property features a Lounge, Kitchen Diner, WC & Storage on the ground floor. The first floor comprises 2 double bedrooms, a family bathroom & WC. The property sits on a parcel of land approximately 0.12 acres.

Lot 2 - Land Adjacent - Comprises a 0.12 Acre parcel of extended garden land located adjacent to 164 Swanlow Lane. The land features a brick build outbuilding measuring approximately 30 sq.m.

The land & property may have potential for residential development & subsequently the vendor has commissioned drawings for 2 alternative schemes which is detailed later in these marketing details (available upon request).

The vendor is willing to listen to offers on both lot 1 & 2 individually, or the entire property. Please get in touch to discuss further.

## Location

The property is located on Swanlow Lane, a well-established residential area 1.7 miles from Winsford Town Centre. The Town Centre plays host to Winsford Cross, where a wide range of amenities can be sourced including Aldi, Argos, Boots & Home Bargains. The M6 motorway at junction 18 (Middlewich) is the nearest motorway link, which is accessed via A54. Winsford Railway Station sits on the West Coast Mainline and is located 2 miles from the Town Centre.

## Planning & Supporting Information.

The land & property may have potential for alternative uses & subsequently the vendor has commissioned drawings for 2 alternative schemes which are detailed below;

Scheme 1 - Demolition of the existing dwelling & construction of 2 detached houses;

Unit 1 - 4 Bedroom Detached House - 204.4 sq.m (2,200 sq.ft) - Est. GDV - £675,000

Unit 2 - 4 Bedroom Detached House - 203.4 sq.m (2,189 sq.ft) - Est. GDV - £675,000

Total Est GDV: £1,350,000

A planning application for 'permission in principle' is due to be submitted imminently.

Scheme 2 - Proposed construction of a 4 bedroom detached dwelling

with potential for self build (203.4 sq.m / 2,189 sq.ft Est. GDV £675,000) adjacent to 164 Swanlow Lane with a new access. The existing dwelling is to remain in situ.

All the supplementary information is available upon request as part of the property information pack which includes;

- Proposed drawings
- Photos
- BJB Comparable Evidence

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 West and Chester <https://www.cheshirewestandchester.gov.uk/>

## Council Tax

The property is located within the Administrative District of Cheshire West and Chester and is listed as Band D.

## Tenure.

Freehold with vacant possession upon completion.

## 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.

A date for best & final pre-auction offers will be set in the coming weeks. All interested parties will have the opportunity to offer on either lot 1 (house) or lot 2 (land), or both lots combined. Any pre-Auction offers should be submitted via e-mail to [residential-land@bjbmail.com](mailto: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).

Tel: 01782 211147

### 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.

### 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](http://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.

### EPC

This property's energy rating is D. It has the potential to be C.

### 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.

### Addendum.

Check the latest addendum at [buttersjohnbee.com](http://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](http://www.buttersjohnbee.com/auction) or contact the Auction Team on 0800 090 2200 or [auction@bjbmail.com](mailto:auction@bjbmail.com).

### Viewings

Strictly By Appointment with the BJB Land & New Homes Team.

### All Enquiries

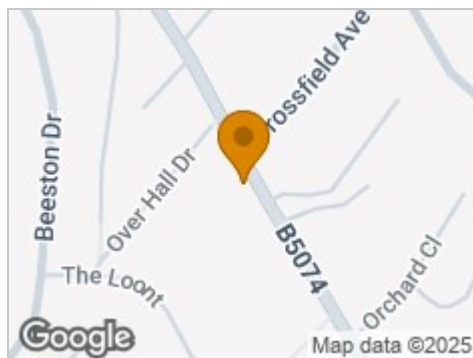
Alex Djukic BSc MSc  
Regional Land Manager  
Land & New Homes Team  
[residential-land@bjbmail.com](mailto:residential-land@bjbmail.com)  
01782 211147

### 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](mailto:residential-land@bjbmail.com) or call the Land & New Homes team to discuss your requirements.



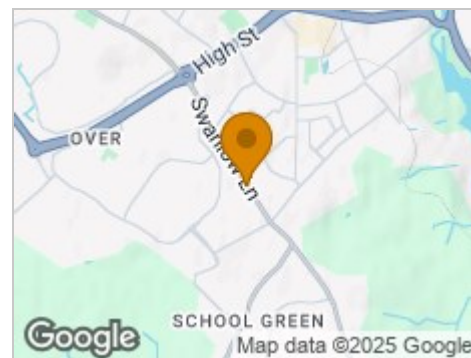
## Road Map



## Hybrid Map

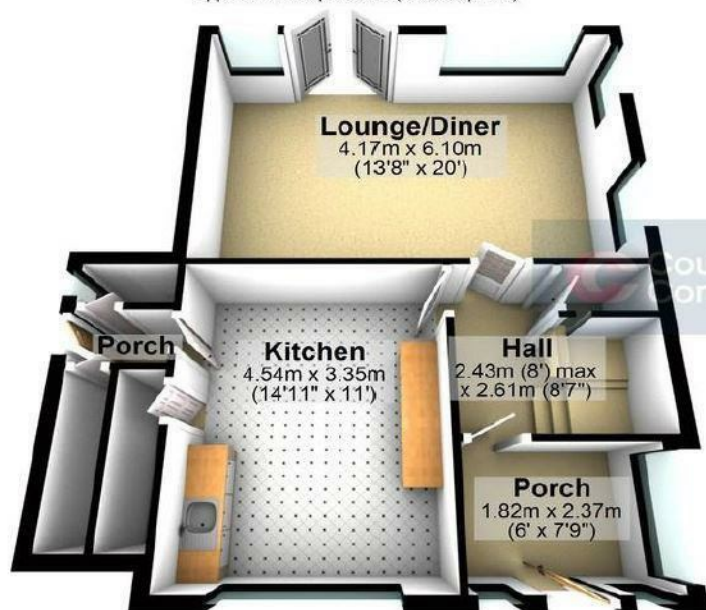


## Terrain Map



### Ground Floor

Approx. 57.8 sq. metres (622.4 sq. feet)



### First Floor

Approx. 43.3 sq. metres (466.6 sq. feet)



Total area: approx. 101.2 sq. metres (1089.0 sq. feet)

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.