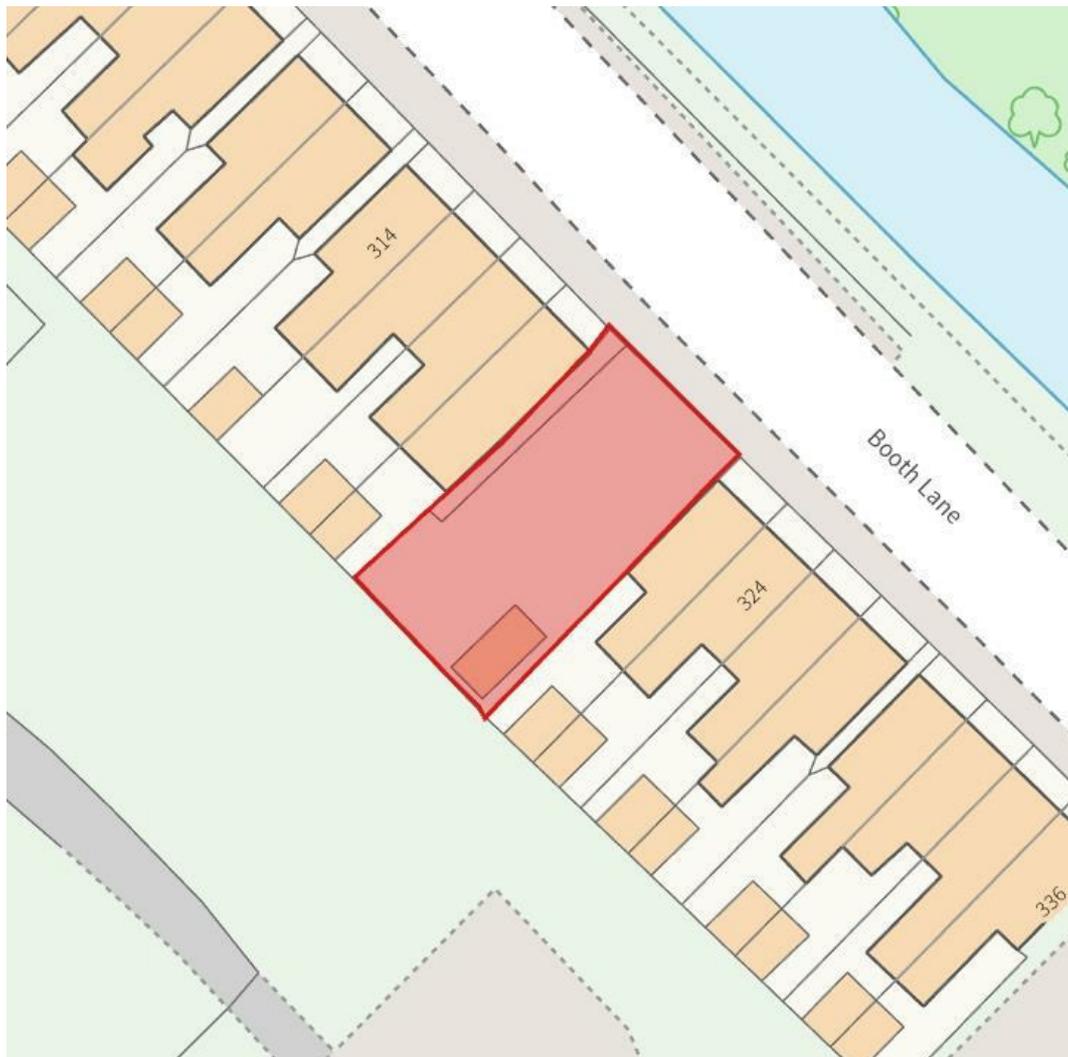


# butters john bee <sup>bjb</sup>

## land & new homes



Land at Booth Lane, Middlewich, CW10 0HA

Guide Price £55,000

**0.06 acre(s)**

Residential Development Site

Outline planning permission granted for 2 houses

For Sale By Auction at 6.30 pm on Monday 20th April 2026

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)



# Land at Booth Lane

Middlewich, CW10 0HA

Guide Price £55,000



## Description

Infill plot of land, with an outline planning permission for 2 x 2 bedroom semi detached houses that was granted Dated: 26/05/2022 Ref: 21/5456C.

There is an application for Reserved Matters Application for Appearance, layout, scale, access and landscaping Received: 06/01/2025 Ref: 25/0019/RES.

Addresses for the houses have already been registered.

## Location

Located on Booth Lane, on the outskirts of Middlewich, the land is nearby to many local amenities & leisure facilities, including; Morrisons Daily (0.7 miles) and Middlewich town centre (1.4 miles). The site is located along the A533 providing immediate access to the M6 (4 miles) and surrounding region.

## Planning & Supporting Information.

'Outline Planning Permission for semi-detached dwellings' was granted on 26/05/2022 (Ref: 21/5456C ). A further application for 'Reserved Matters Application for Appearance, layout, scale, access and landscaping ' has been submitted and as of yet is undecided date received: 06/01/2025 (Ref: 25/0019/RES).

A full info pack is available on request which includes the following:

- Decision Notice
- Supplementary Reports
- Plans
- BJB Comparable Evidence
- Photos

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.

## GDV / Sales Values / Rental Value

The proposed scheme comprises the following:

Unit 1 - 2 Bed Semi-Detached House - 88.1 Sq. m GIA

Est. Sales Value - £215,000

Est. Rental Value - £1,200 PCM

Unit 2 - 2 Bed Semi Detached House - 88.1 Sq. m GIA

Est. Sales Value - £215,000

Est. Rental Value - £1,200 PCM

Estimated GDV: £432,000

Estimated Annual Income: £28,800 per annum

Any values / measurements quoted by BJB are correct to the best of our knowledge, however we would recommended all interest parties carry out their own checks before relying on any information provided.

## Local Council

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

## Tenure.

Freehold with vacant possession upon completion.

## VAT

All prices quoted by Butters John Bee are exclusive of VAT unless otherwise stated. We have been advised by our Client that VAT is NOT applicable, however 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](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).

#### **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.

#### **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).

#### **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**

Joe Boulton  
Assistant Land Manager  
Land & New Homes Team  
[residential-land@bjbmail.com](mailto:residential-land@bjbmail.com)  
01782 211147

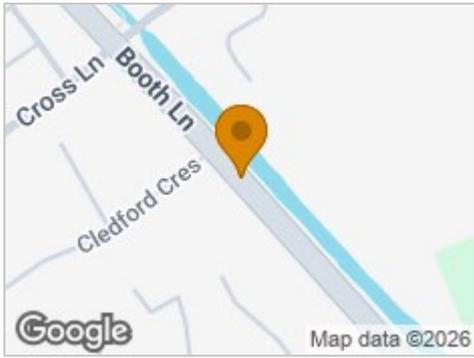
Margaret Tinsley  
Land Administration & Business Support  
Land & New Homes Team  
[residential-land@bjbmail.com](mailto:residential-land@bjbmail.com)  
01782 211147

#### **Looking for Land & Development Opportunities?**

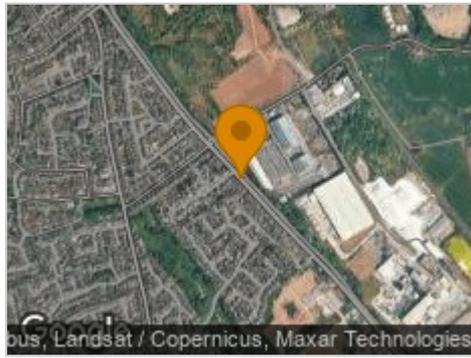
Please note that not all land & development opportunities will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: [residential-land@bjbmail.com](mailto:residential-land@bjbmail.com) or call the Land & New Homes team to discuss your requirements.



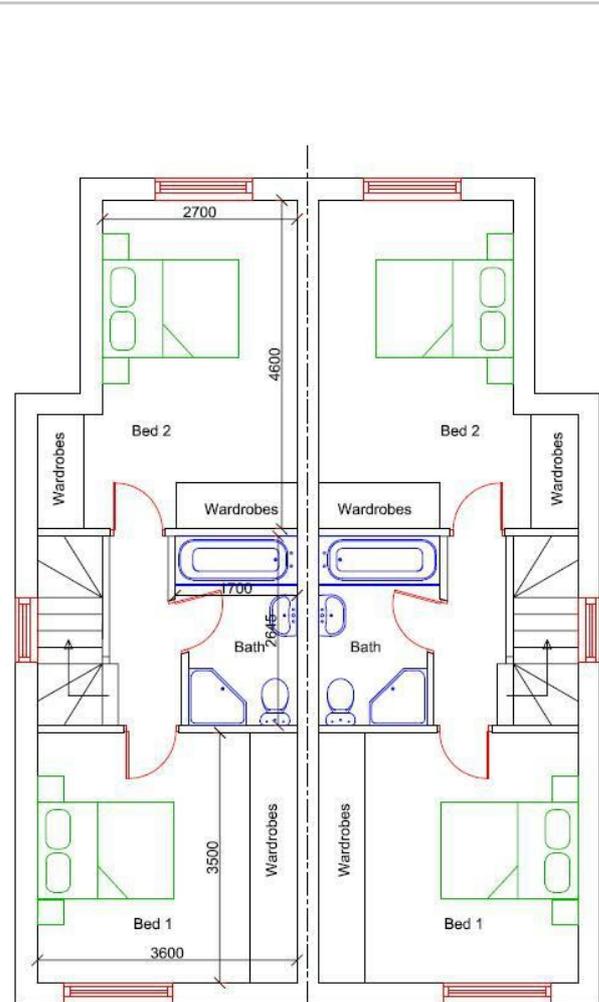
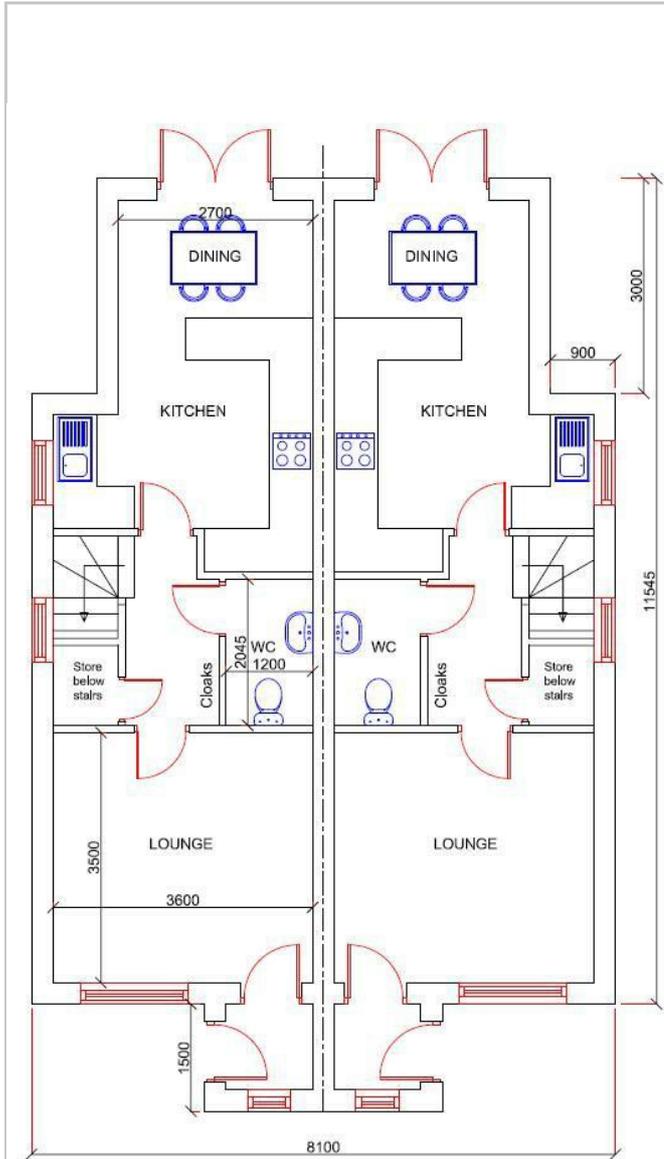
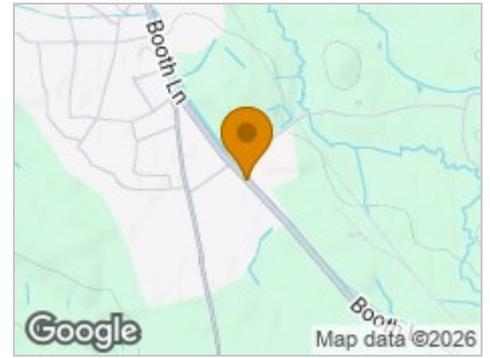
### Road Map



### Hybrid Map



### Terrain Map



**PROPOSED GROUND FLOOR PLAN**  
Scale 1/50

**PROPOSED FIRST FLOOR PLAN**  
Scale 1/50

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.