butters john bee bjb
land & new homes

Former Chapel Stafford Street, Crewe, CW1 3DU

Guide Price £180,000

Former Chapel currently used for commercial storage
Full planning consent for 5 Townhouses
For Sale By Auction at 6.30 pm on Monday 7th December 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

RICS Regulated by RICS

Former Chapel Stafford Street

Crewe, CW1 3DU

Guide Price £180,000

Description

The property comprises a former chapel which measures circa 245 sq.m (Gross Internal Area) which is currently used for commercial storage.

The land has full planning consent for the demolition of the existing premises and the construction of 5 townhouses.

The property may have potential for alternative uses, subject to obtaining the necessary planning consents.

Location

The property is situated in a highly accessible location characterized by an established residential and commercial property mix. The surrounding neighbourhood primarily comprises traditional Victorian terraced housing and low-rise multi-family flats, interwoven with local retail units, community centre's, and light commercial spaces typical of Crewe's town centre periphery.

The property benefits from excellent proximity to local amenities, with major supermarkets, independent retailers, and dining options within a short walking distance in the town centre. Transport links are highly efficient; regular local bus services operate nearby, and the property sits just 1.8 kilometres from Crewe railway station, a major national transport hub providing direct, high-speed rail connections to London, Manchester, and Birmingham.

Planning & Supporting Information.

The site benefits from full planning consent for 'Demolition of existing building & the erection of five townhouses and ancillary works' dated 29th May 2024 (Ref; 24/1259N). A full info pack is available on request which includes the following:

-Decision Notice
- Proposed Plans
- Existing 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.

Accommodation, GDV & Rental Value

The proposed scheme comprises the following:

Plot 1. 2/3 Bed Townhouse (70 sq.m / 753 sq.ft)
Est £200,000 & £1000 pcm
Plot 2. 2/3 Bed Townhouse (73 sq.m / 786 sq.ft)
Est £200,000 & £1000 pcm
Plot 3. 2/3 Bed Townhouse (73 sq.m / 786 sq.ft)
Est £200,000 & £1000 pcm
Plot 4. 2/3 Bed Townhouse (73 sq.m / 786 sq.ft)
Est £200,000 & £1000 pcm
Plot 5. 2/3 Bed Townhouse (70 sq.m / 753 sq.ft)
Est £200,000 & £1000 pcm

Estimated GDV: £1,000,000
Estimated annual Rent: £60,000 per annum

Any sizes / values 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 - 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. 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

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

All Enquiries

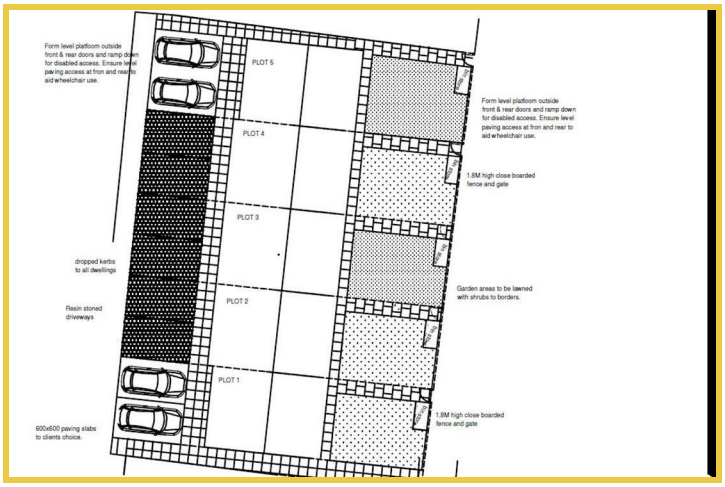
Alex Djukic BSc MSc
Regional Land Manager
Land & New Homes Team
residential-land@bjbmail.com
01782 211147

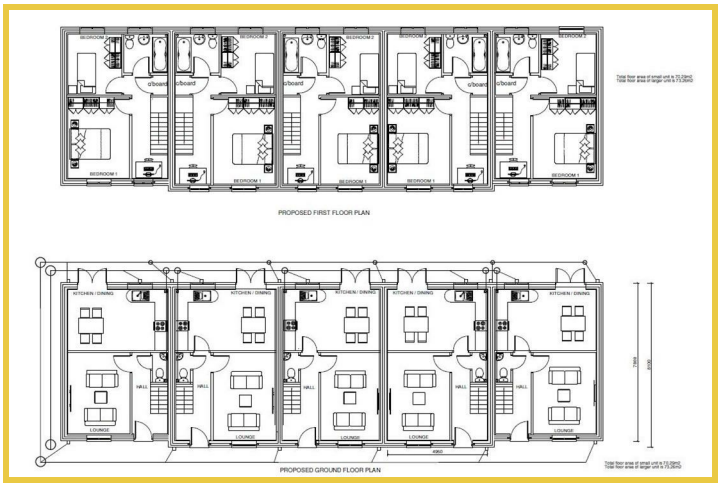
Looking for Land & Development Opportunities?

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.

Photographs

Please note internal photographs have been digitally altered to remove the contents.

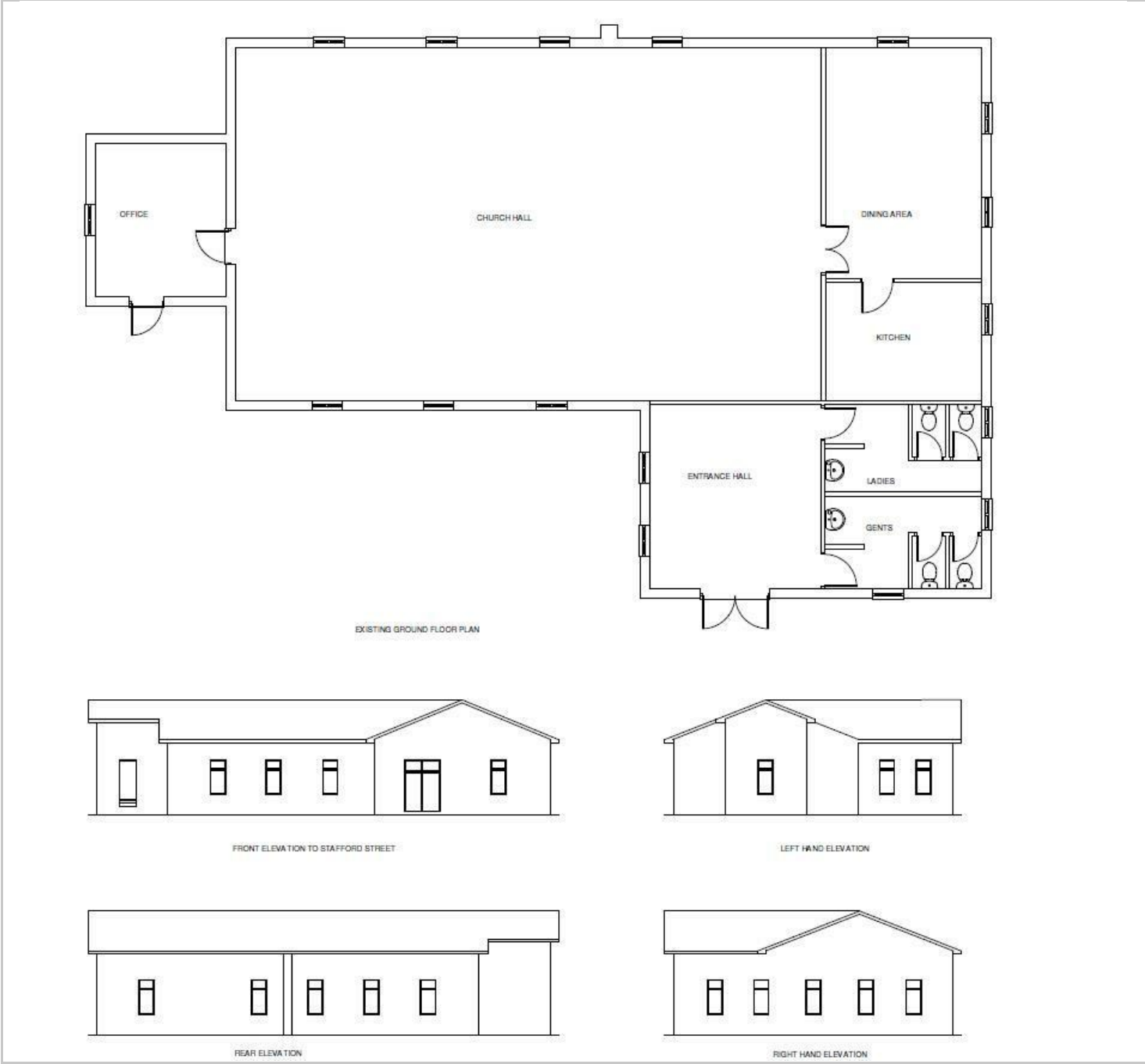




Road Map

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

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