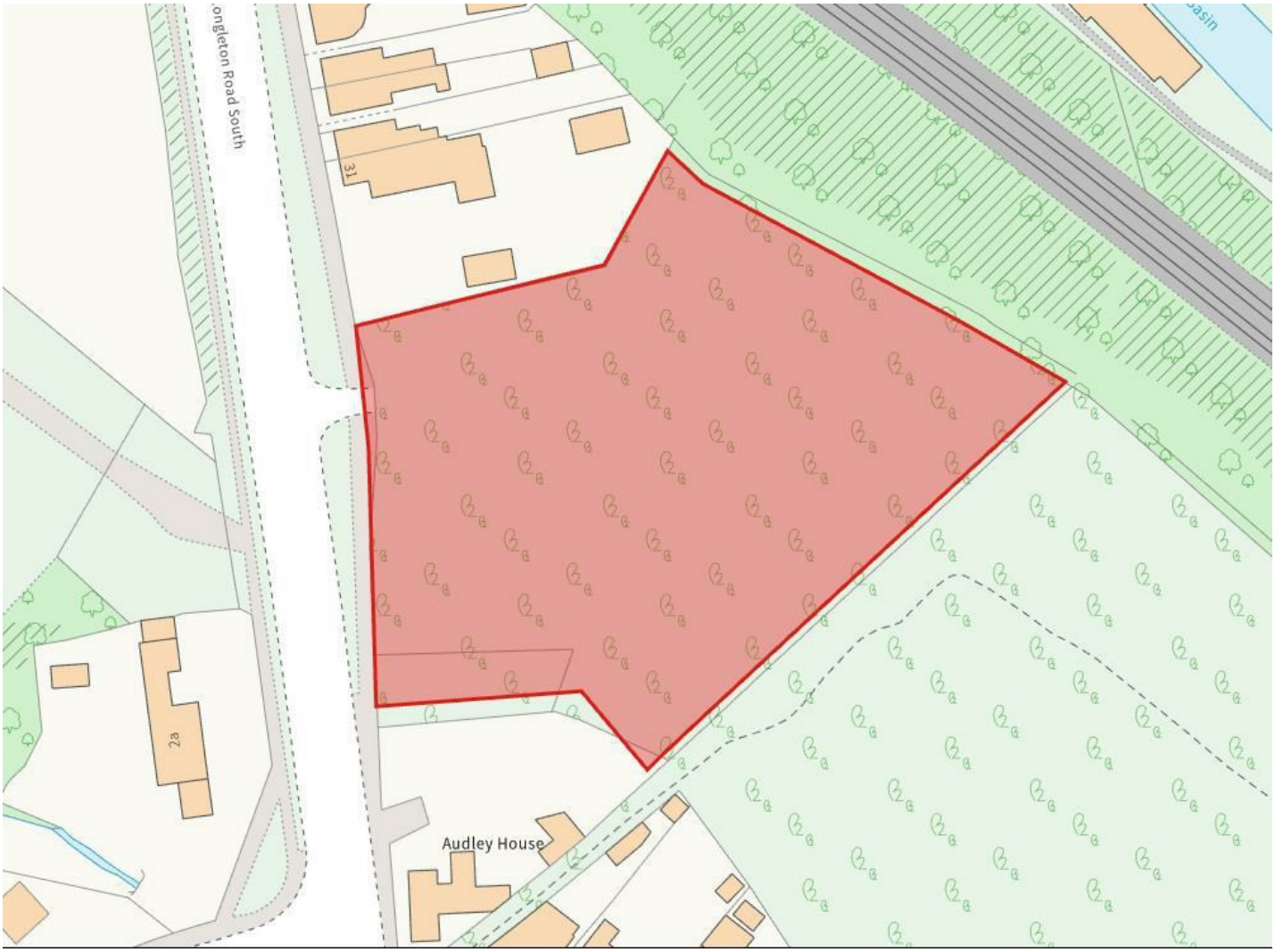
butters john bee bjb

land & new homes



Land at Congleton Road South, Church Lawton, ST7 3AL

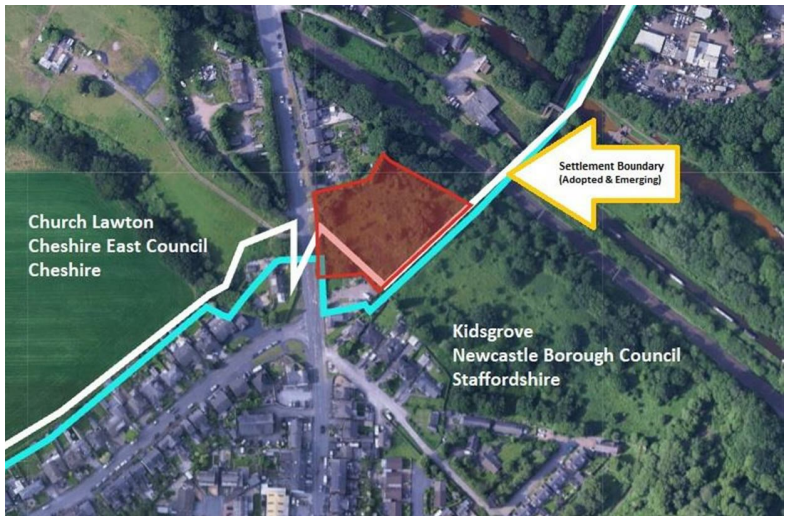
1.22 acre(s)

Guide Price £95,000

1.22 Acres of Vacant Land
Potential for Development (Subject to Planning)
Located in Cheshire East on the settlement boundary of Kidsgrove (Newcastle BC)

RICS Regulated by RICS





Land at Congleton Road South

Church Lawton, ST7 3AL

Guide Price £95,000







Description

The land comprises 1.22 Acres of vacant land located on the edge of the settlement boundary. The land is located within the greenbelt, but may have strategic potential for alternative uses such as residential development. It is imperative that all potential purchasers rely on advice from the relevant professionals on this matter.

Location

The subject land is well positioned in the popular Church Lawton / Butt Lane area. The land is situated on a main arterial route with regular bus services nearby and is within easy reach of Kidsgrove railway station, providing strong commuter links to Crewe, Stoke-on-Trent and the wider region. Road access is equally convenient, with the A34, A50 and Junction 16 of the M6 all readily accessible. A range of local amenities are close at hand, including convenience stores, eateries, public houses and everyday services, with larger shopping facilities available in nearby Kidsgrove, Alsager and Congleton. The surrounding area also benefits from access to schools, healthcare facilities and green spaces, making it a practical and appealing location for a wide range of uses.

Planning & Supporting Information.

The land has a long planning history of withdrawn or refused applications in the 1990's. The most recent of which was in 1999 for 'Proposed affordable housing' which was dismissed (Ref; 30900/1).

A planning application was approved in 2000 for 'Proposed Vehicular Access to Field Adjacent to Audley Houses' (Ref: 31721/6).

The land may have potential for alternative uses subject to the necessary planning permission and consents.

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.

Cheshire East Council (Tel: 0300 123 5014)

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.

Viewing

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

Spicerhaart

Butters John Bee are part of the Spicerhaart Group which is one of the leading estate agency groups in the UK. Our independent residential sales and lettings network, which is the biggest in the UK, is made up of our seven established estate agencies in England & Wales which also includes: Haart, Chewton Rose, Felicity J Lord, Haybrook, Howards and Darlows.

BJB Land & Development Team

The BJB Land & Development Team deals in all aspects residential development & conversion including: Land Sales & Acquisition, Auction Sales, Strategic Land, RICS Valuations, New Homes Market Pricing, Assisted Living & Social Housing Projects, Access & Easement negotiations. Please contact the team for a no-obligation discussion on how we might be able to assist:

- Paul G. Beardmore BSc MRICS, Director, paulbeardmore@bjbmail.com 07809 215045

- Alex Djukic BSc MSc, Regional Land Manager, alexdjukic@bjbmail.com 07587 038878

- Paul Martin, New Homes Senior Regional Manager, paulmartin@spicerhaart.co.uk 07587 405730

Whilst the origins of the business are centred in Stoke-on-Trent, we have expanded over recent years to cover anywhere between Manchester & Birmingham and Wrexham & Burton-on-Trent with wider coverage available via our Spicerhaart colleagues.

All Enquiries

Alex Djukic BSc MSc
Land & New Homes Team
alexdjukic@bjbmail.com
07587 038787

Looking for Residential Land ?

Please note that not all residential development land will appear on our website. To ensure that you do not miss out on these opportunities please or call the Land & New Homes team to discuss your requirements.

residential-land@bjbmail.com 01782 211147









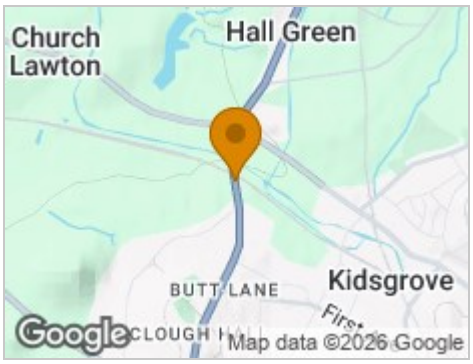
Road Map



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.

75 The Strand, Longton, Stoke-on-Trent, ST3 2NS
Tel: 01782 211147 Email: Residential-Land@bjbmail.com www.buttersjohnbee.com