

butters john bee^{bjb}

land & new homes



Land at, Nelson Street, Congleton, CW12 4BN

Guide Price £10,000

0.09 Acre of land used as an Allotment

Potential for Alternative Uses (Subject to Planning)

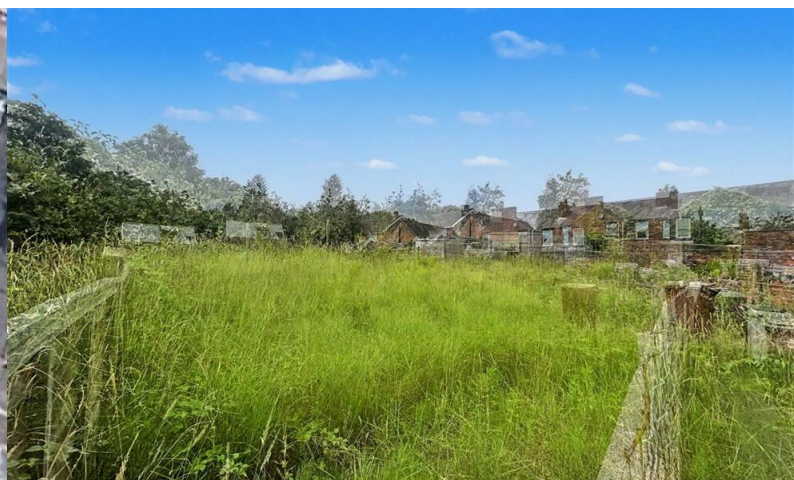
For Sale By Auction at 6.30 pm on Monday 14th September 2026

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



0.09 acre(s)



Description

0.09 Acre of land currently used as an Allotment with potential for alternative uses subject to obtaining the necessary planning consents.

The land is located within walking distance to Congleton Town Centre.

Location

The land is located approximately 0.4 miles north of Congleton town centre, providing access to a wide range of everyday amenities including supermarkets, independent retailers, cafes, restaurants, banks and other town centre services. Leisure facilities are also readily available, including Congleton Park and Congleton Leisure Centre.

The property benefits from good transport connectivity. Congleton railway station is approximately 1.2 miles to the south-east and provides regular services to Manchester, Stoke-on-Trent and Macclesfield. The town is also well connected by road, with the A34 providing links to Stoke-on-Trent and Manchester, while the A54 offers east-west connections towards Holmes Chapel and Buxton. Junction 17 of the M6 motorway is approximately 7 miles to the west, providing access to the regional and national motorway network.

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. 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. 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.

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

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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.

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.

