



Land off Canal Street

Congleton | Cheshire



THE OPPORTUNITY

📍 Land off Canal Street, Cheshire,
CW12 3AA

Opportunity to promote and develop c.1 acre of land
in the heart of Congleton, Cheshire

- Offers invited for the sale of 0.97 acres of land off Canal Street, Congleton.
- Lapsed planning application for up to 14 dwellings (Ref 17/6317C).
- Draft Option Agreement agreed for access over land outlined in yellow (Cheshire East Council owned).
- Approximately 0.2 miles from Congleton town centre.
- Excellent residential location, within short walk of local amenities and High Street.
- Potential for affordable housing scheme or care home subject to planning.



Development opportunity in Congleton

Location

- Congleton is a market town located in south east Cheshire. The town is located between Manchester and Stoke and is part of the Cheshire Peak District.
- The site is within a 2 minute walk of Congleton high street, with its café's, shops, restaurants and pubs.
- Various supermarkets are located close by, with both Morrisons and Tesco under 5 minutes drive away.
- Congleton train station is situated less than 1 mile away, with links to local service centres and frequent direct travel to Manchester City Centre.
- There is a local pre-school and primary school within a 3 minute walk of the site, with Congleton High School a 7 minute drive away.

Description

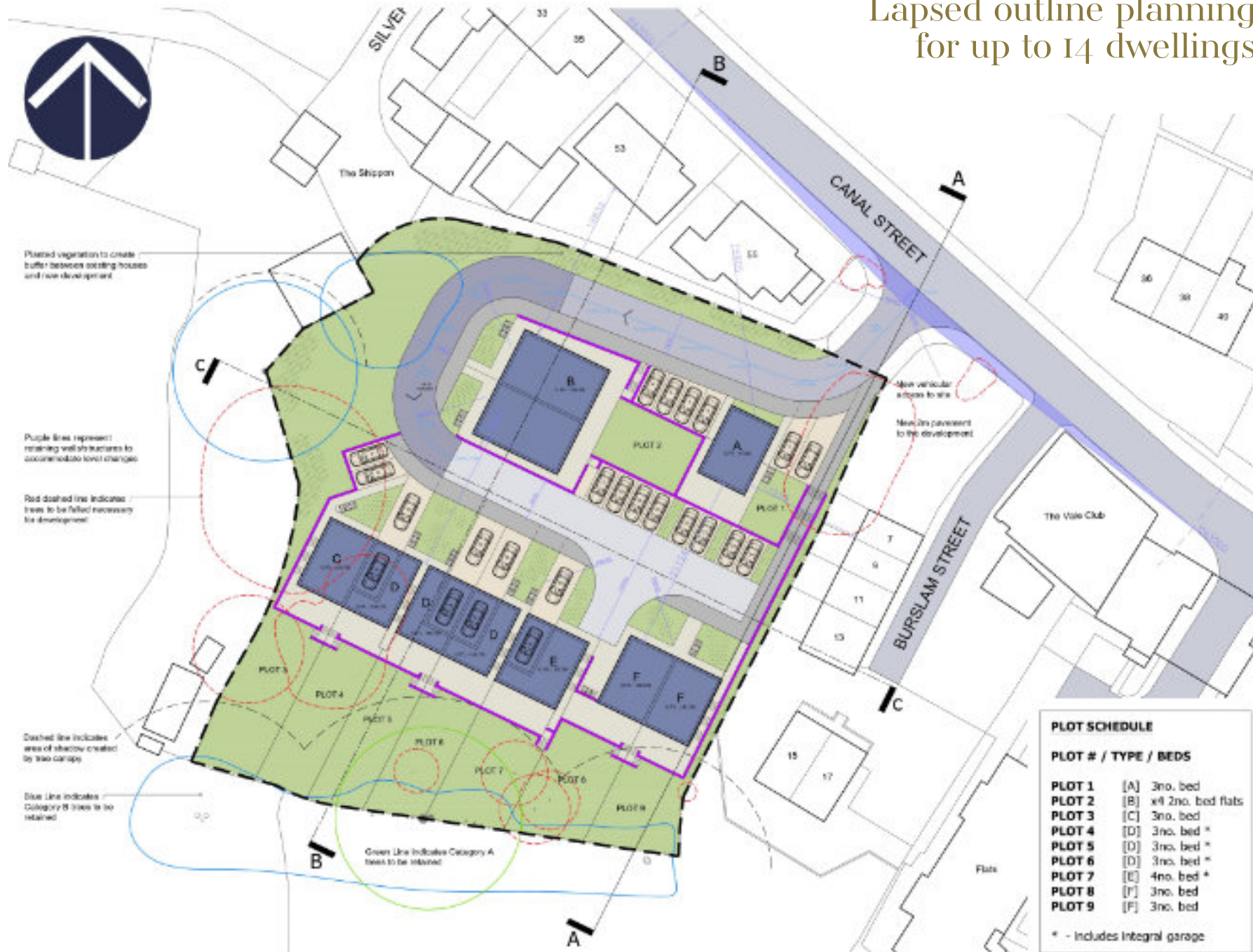
- Situated to the south of Canal Street the site is bordered to the north and west by existing residential properties and to the south and west by established woodland.
- The land measures c.0.966 acres (0.388 hectares) and comprises a sloping grassed field.

Access

- Cheshire East Council currently own the land edged in yellow off Canal Street. A draft option agreement is currently being finalised for the purchase of this land from the Council. The site will be sold with this agreement in place and the associated costs will be deducted from the purchase price.



Lapsed outline planning for up to 14 dwellings





Local Planning Authority

Cheshire East Council

Planning Policy

In Cheshire East, the Development Plan is made up of the following:

- Cheshire East Local Plan - adopted July 2017
- Cheshire East Site Allocations and Development Policies Document - adopted December 2022

In adopted planning policy, Congleton is identified as a Key Service Centre with its range of good facilities including shops, schools and cultural and leisure facilities.

The site is located adjacent to residential dwellings in the heart of the Congleton settlement and was put forward for the 2020

Call for Sites (Ref CFS312) and was assessed as developable within 6– 10 years.

The site has lapsed outline planning application for a residential development of up to 14 dwellings ([Ref 17/6317C](#)).

Public Rights of Way, Wayleaves and Easements

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

The plans within these particulars are based on Ordnance Survey data and provided for reference only. They are believed to be correct but accuracy is not guaranteed. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.



Viewings

The site can be viewed from Canal Street. Please get in touch if you would like a viewing.

Tenure

Freehold with vacant possession

Surveys

An ecology survey is available on request.

Method of Sale

Offers are invited for the freehold interest of the site on an unconditional or conditional basis.

Costs

Each party is to be responsible for its own legal and surveyors fees incurred in relation to this transaction.

Directions

Postcode – CW12 3AA

what3words.com///daring.sculpture.makes



Location



Travel distances

- Macclesfield- 10 miles
- Warrington- 26 miles
- Manchester- 27 miles



Nearest Station

- Congleton- 1 mile



Nearest Airport

- Manchester Airport – 18 miles

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith, are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated April 2024. Photographs dated March 2024.



Fisher German Development

➔ fishergerman.co.uk

Mikki Burton

 **07811 533 661**

 mikki.burton@fishergerman.co.uk

Alex Isles

 **07395 833 197**

 alex.isles@fishergerman.co.uk

