

butters john bee^{bjb}

land & new homes



Land Adjacent 169 Alton Street, Crewe, CW2 7PU

Guide Price £100,000

0.72 acre(s)

Extended Garden Land

Potential for alternative uses (Subject to planning)

For Sale By Auction at 6.30 pm on Monday 26th January 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



Land Adjacent 169 Alton Street

Crewe, CW2 7PU

Guide Price £100,000



Description

A parcel of extended garden land which measures approximately 0.72 acres. The land comprises a former double tennis court and a large area of hard standing which is currently used for car parking.

A planning report has been commissioned by the client that identifies the lands potential for the residential development of either 1 x 3 bedroom detached dormer bungalow with a double garage, or 2 x 3 bedroom semi-detached homes.

The vendor will also listen to offers on the adjacent 169 Alton Road, a 3 bedroom detached period property which also falls under their ownership. Please get in touch for more details.

Location

The land is located in a well-connected residential area of Crewe that offers strong transport links and good local amenities. Road access is very convenient, with quick connections to the A500 and A530 as well access to the M6 nearby, making regional travel straightforward. Crewe Railway Station is just over a mile away, offering frequent services on the West Coast Main Line to major destinations like London, Birmingham, Manchester, and more. For local amenities, there are several convenience stores very close by – including a Nisa Local only around 135 yards from the property. Just under half a mile away, there's also a Sklep Grosik supermarket. Families will appreciate the proximity to schools — Edleston Primary School, The Oaks Academy, and Ruskin Community High School are all within roughly 0.3 miles. For green space and recreation, Queen's Park — a large public park with a playground, lake, and café — is nearby, offering a pleasant spot for walks and leisure.

Planning & Supporting Information.

A planning report was commissioned by the client which identifies that the land may have potential for residential development (subject to planning). The report identifies 2 potential schemes and is available upon request.

The report summarises 'The site is located within the settlement area of Crewe and is in a very sustainable location. As such, it is a perfect opportunity to contribute, albeit on a smallscale,

to the Council's housing need requirements. Notwithstanding the potential flood risk and environmental constraints, this site has the potential to be considered for a select residential development. The proposed scheme will provide an opportunity to create an attractive development with an established landscaped context.

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 Values

Please see below details of the proposed schemes contained within the planning report & their estimated values;

Scheme 1:

- 1 x 3 bedroom detached dormer bungalow & double garage (125.16 sq.m / 1347 sq ft)
Estimated GDV: £400,000
Estimated Rent: £1,300 pcm

Scheme 2:

- 2 x 3 bedroom semi-detached houses (93.80 m2 / 1010 sq ft)
Estimated GDV: £300,000 per unit
Estimated Rent: £1,200 pcm per unit

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 Council <https://www.cheshireeast.gov.uk/>

Tenure.

Freehold with vacant possession upon completion.

Tel: 01782 211147

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.

Common Auction Conditions.

This property is sold subject to our Common Auction Conditions (a copy is available on request).

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

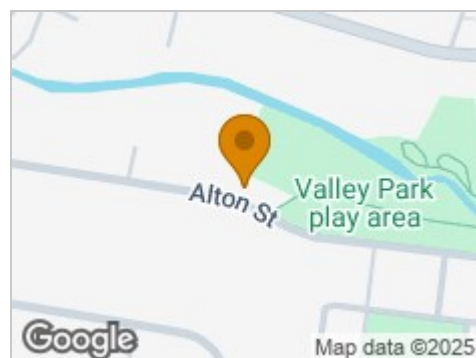
Alex Djukic BSc MSc
Regional Land Manager
Land & New Homes Team
residential-land@bjbmail.com
01782 211147

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.



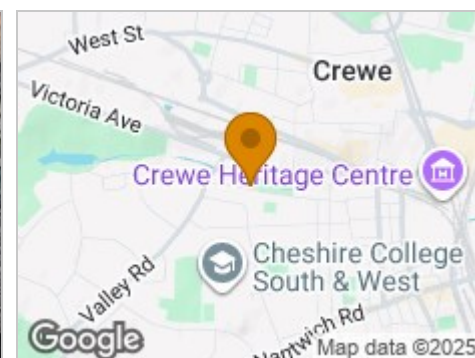
Road Map



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