

chris hamriding

lettings & estate agents



Fig 1. Local Context



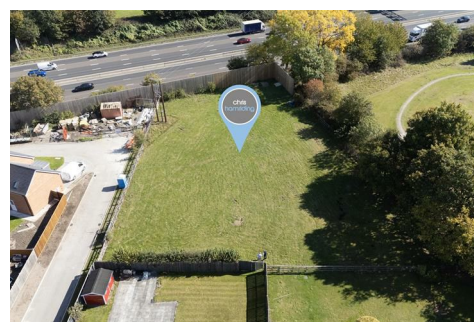
Fig 2. Coppersfield Site

Site Location Map

- Church Lane
- New development
- Coppersfield Site
- Church Lane Playground
- The M6 motorway
- St John's Primary School

Site Map

- New Access Road
- No24 Church Lane (Owners House)
- Coppersfield Site



Land to the rear of 24 Church Lane, Sandbach, CW11 2LQ

For Sale By Informal Tender £400,000

**** Rare Building Plot ****

Building land: 22/1163C; Application Type: Full Planning; Proposal: The proposed development comprises five detached five-bedroom houses arranged on a short private driveway which links to the access road of the development to the north. Approved with conditions.

Located at the end of Church Lane, this level site sits against the M6 Motorway adjacent to beautiful countryside and neighbours an attractive refurbished park. The location features a primary school, countryside walks, convenience stores, easy access to the M6 Motorway and just a few minutes drive from Sandbach's historic thriving Town Centre.

Developers will be interested to note, this scheme is very similar to a very recently completed development site located immediately next door to the left. There are now comparison figures available within the public domain for sizes, and achieved sale prices, available via land registry and EPC certificates.

Planning has been granted to two styles of 3 storey executive homes offering 2500sqft and 3000sqft of accommodation.

Sealed Bids Process

All offers to be submitted in writing to the agent along with proof of purchase no later than by 21st October 2025. The vendor reserves the right at any time to accept an offer and end the sealed bids process.

Pricing Calculations

To review achieved sold prices next door go to:
<https://www.rightmove.co.uk/house-prices/cw11-2an.html>

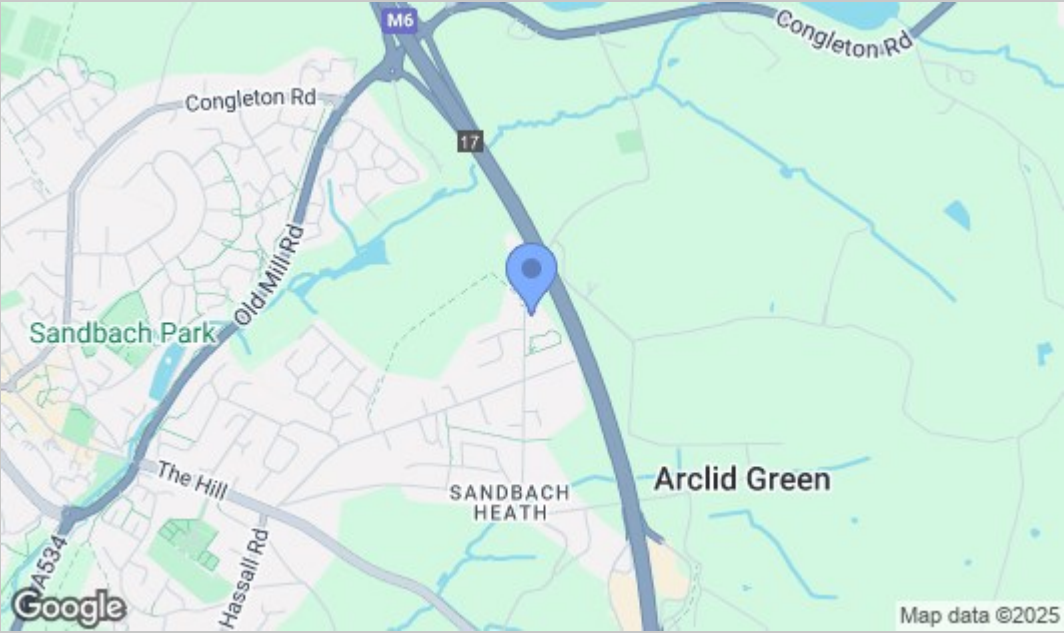
To review sizes on the EPC register go to: <https://find-energy-certificate.service.gov.uk/find-a-certificate/search-by-postcode?postcode=cw11+2an>

Planning Portal Link

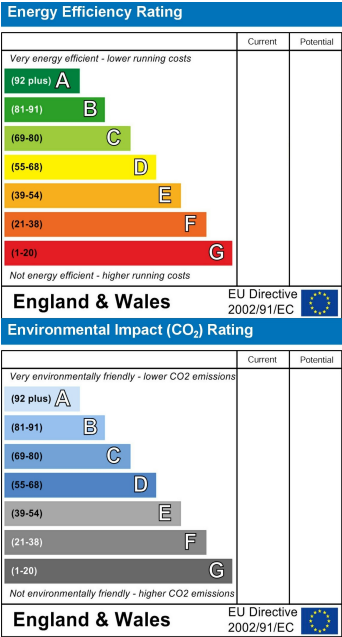
See the planning information here:
<https://pa.cheshireeast.gov.uk/planning/index.html?fa=getApplication&id=281707>

Floor Plan

Area Map



Energy Efficiency Graph



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