



FOR SALE BY INFORMAL TENDER

Land off Kents Lane and Parkers Lane

Crewe

CW1 4PX



Sanderson
Weatherall

Overview

Land extending to 1.04 acres (0.42 hectares)

Located within South Cheshire town of Crewe

Suitable for the sale of a Gypsy, Traveller and Travelling Showperson site

Space for 7 pitches



The Opportunity

On behalf of Cheshire East Council, we are pleased to be offering the freehold interest in the following site for the development of gypsy and traveller pitches. The decision for the disposal of the Site has been approved to enable the sale of land to meet the local gypsy and traveller need on an allocated site.

The Site consists of 1.04 acres (0.42 hectares) of grass covered land that is allocated in the Local Plan as Gypsy, Traveller and Travelling Showpersons site allowing for a total of 7 pitches. For the purposes of the policy, a pitch includes one chalet/mobile home and one touring caravan and is generally home to one household. There is an expectation of a minimum spacing of 6 metres between caravans and adequate on-site essential services and utilities provided, in line with the principles set out in SADPD Policy HOU 7 'Gypsy and Traveller and Travelling Showperson site principles' and LPS Policy SC 7 'Gypsies and Travellers and Travelling Showpeople'.

Location

The Site is situated in the town of Crewe, South Cheshire, approximately 22 miles south west of Macclesfield, 16 miles north of Stoke-on-Trent and 25 miles south east of Chester.

Located 1.5 miles north of the town centre, the Site is well positioned on the outskirts of the town, surrounded by agricultural land. To the north, there is a small industrial estate, and to the west lies the village of Coppenhall Moss.

The Site has the benefit of two access points, one off Kents Lane and the other off Parkers Road.

Services

We are not aware of the Site having a connection to mains water and electricity. Interested parties should make their own investigations.

Tenure

The Land Off Kents Lane and Parkers Road is available on a Freehold basis. The site will be sold with vacant possession.

Overage Provision

The site will be sold subject to overage payable in event that planning permission is implemented for any use other than use as a Gypsy, Traveller and Travelling Showperson site. The overage payable will be 25% of the uplift in the market value of the site as a result of the new planning permission. The overage sum will be payable on implementation of each and every planning permission during a 30 year overage period. The overage will bind successors in title via direct deeds of covenant and mortgages will not be permitted to over reach the overage deed.

Restrictive Covenant

The site will be sold subject to restrictive covenant to designate the site for use as a Gypsy, Traveller and Traveling Showperson site.

Easements, Wayleaves and Rights of Way

The Site is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.





Town and Country Planning Act

The Site is sold notwithstanding any description contained in these particulars subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement Resolution or Agreement, or Notice which may be or may come to be in force subject to any statutory powers or bye-laws without obligation on behalf of the vendors to specify the same.

VAT

The Site is subject to VAT (if applicable).

Vendor's Cost

The purchaser is to contribute towards the vendors costs for a sum equal to 3% of the price offered, subject to a minimum of £4,500 plus VAT. This is payable on completion in addition to the agreed purchase price.

Bidding

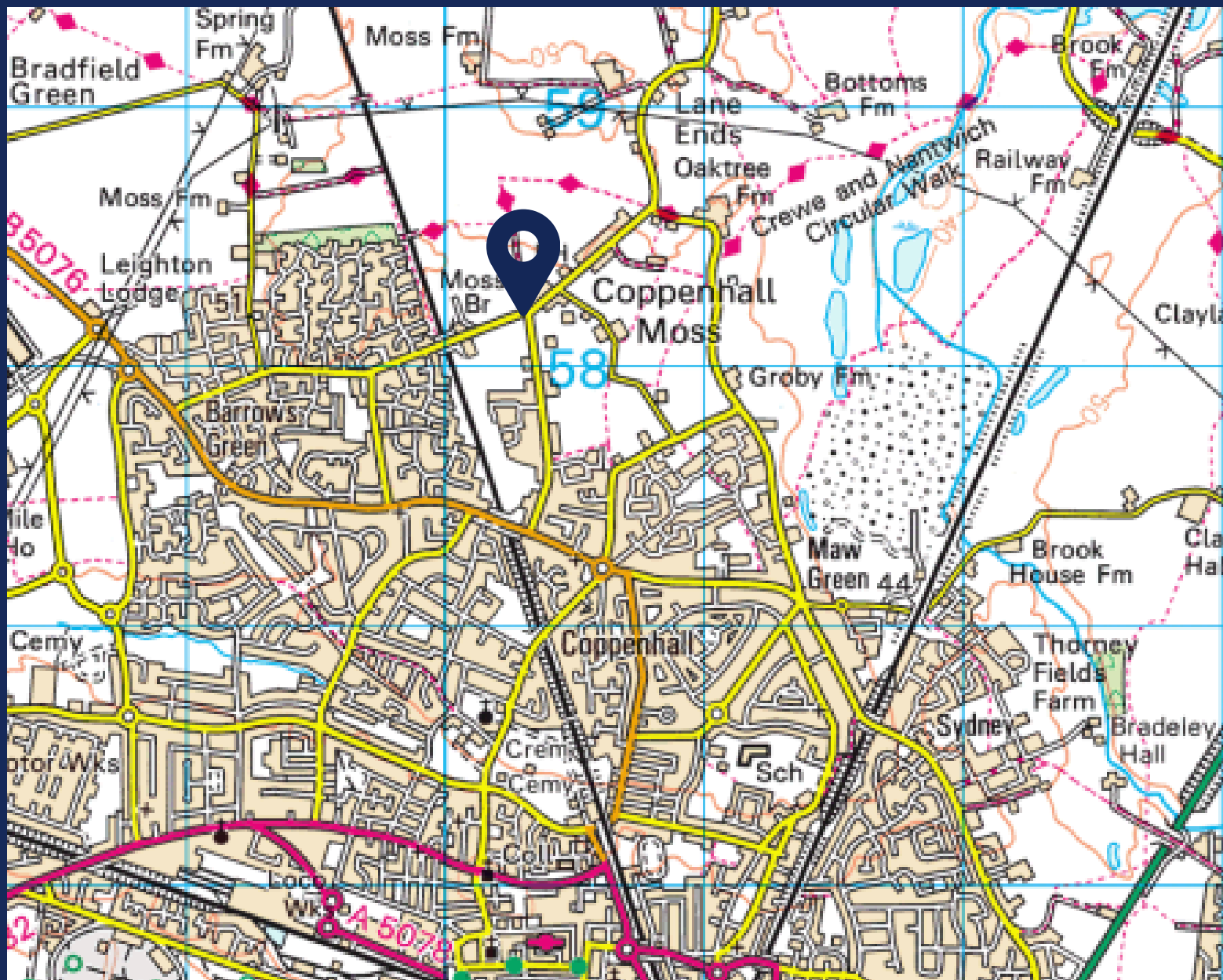
The vendor shall be offered the land via an Informal Tender disposal on a 'Subject to Planning' basis and offers are invited for the freehold interest.

Disposal Process

Interested parties must submit their offers in writing to Sanderson Weatherall to include, as a minimum: identity of purchaser, offer level, proposed layout plans, proposed delivery programme, confirmation of funding and estimated timescales to submit a planning application. The vendor reserves the right not to accept the highest, or any offer received.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



**Strictly by prior appointment
with the agents:**

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Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL



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