



55 WEST STREET, CONGLETON, CW12 1JY

AUCTION GUIDE £135,000



STEPHENSON BROWNE



- For Sale Via Modern Method Of Auction
- Mass Potential to Extend and Develop
- Located in the Heart of Congleton Town Centre
- A Rare Opportunity
- Sold with Additional Land
- The Option to be a Commercial or Residential Residence (Subject to Planning)

FANTASTIC OPPORTUNITY! For sale by Modern Method of Auction: Starting Bid Price £135,000 plus Reservation Fee.

The plot is conveniently positioned in the heart of Congleton Town Centre, once used as a variety of shops including a Bakery, it provides great potential to expand and develop to once again become a commercial or residential residence subject to the relevant planning. To the rear there is additional land available which will be sold alongside the property.

Planning permission was previously granted back in 2020 for the demolition of the existing building and construction of a new building which would contain seven residential one bed apartments, Application No 20/2110C. For an idea of this potential and boundaries of the property please see images.

Initially the property will only be available to view externally, for anyone interested in bidding or making an offer through the modern method of auction there will be an open viewing held for the opportunity to view the property internally, for more information on this please contact the office.

**Auctioneers Comments**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

**Agent Note**

Please note this property has not been inspected by the agent.







Floor Plan



Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

Area Map



Energy Efficiency Certificate

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |   |         |                         |
|---|---------|--|---|---------|-------------------------|
|   | Current | Potential                                      |   | Current | Potential               |
| Very energy efficient - lower running costs |         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                 |         |  | (92 plus) A   |         |                         |
| (81-91) B                                   |         |  | (81-91) B   |         |                         |
| (69-80) C                                   |         |  | (69-80) C   |         |                         |
| (55-68) D                                   |         |  | (55-68) D   |         |                         |
| (39-54) E                                   |         |  | (39-54) E   |         |                         |
| (21-38) F                                   |         |  | (21-38) F   |         |                         |
| (1-20) G                                    |         |  | (1-20) G  |         |                         |
| Not energy efficient - higher running costs |         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC                        | England & Wales   |         | EU Directive 2002/91/EC |