

Land off Crewe Road

SANDBACH, CHESHIRE, CW11 4PZ

Prime Development Opportunity



savills

dolphin
land & development
consultancy Ltd

Wain
ESTATES

KEY HIGHLIGHTS

- Outline planning permission for 160 residential dwellings, a 70-bed care facility, a community building and a countryside park.
- Extends to c. 42.43 acres (17.17 hectares).
- Located to the south of Sandbach town centre.



LOCATION

The site is located in Sandbach, Cheshire within a relatively central position just south of the town centre. Access is provided from Crewe Road, offering excellent connectivity to both the local road network and the wider Cheshire area.

The site benefits from close proximity to junction 17 of the M6 motorway, approximately 3 miles to the east, offering regional and national road access.

A delicatessen, general store and cafe is located within easy walking distance of the site on the junction of Crewe Road with Park Lane.

Sandbach railway station lies approximately 1.5 miles north-west, providing regular services to Crewe, Manchester Airport and Stockport. The immediate area offers a wide range of local amenities and excellent public transport links, as well as several Ofsted-rated schools, each rated Good or higher, including Sandbach Primary Academy, Wheelock Primary School, Sandbach High School and Sixth Form College, and Sandbach School.

DESCRIPTION

The site, which extends to approximately 42.43 acres (17.17 ha), undulates in areas and retains a gentle gradient towards the west and south west boundary. Small to medium-sized agricultural fields comprise the majority of the land which are enclosed by hedgerows, mature trees and several established woodland areas.

A woodland area surrounds a pond located in the northern portion of the site, providing a more contained landscape, while the southern half is comparatively open and is to be laid out as a countryside park.

PLANNING

The site lies within the jurisdiction of Cheshire East Council and has been promoted by the Landowner's promoter, Wain Estates.

The site has outline planning permission for a mixed-use development comprising up to 160 residential dwellings, a 70-bed care facility, a community building with associated car parking and a new countryside park. (Reference 25/1403/OUT)

While the outline planning application was refused in November 2025, planning permission has since been obtained following Wain Estate's successful appeal earlier this year in March 2026. (Appeal Reference APP/R0660/W/25/3376597)

S106 AGREEMENT

A S106 agreement is available to review within the data room. Contributions have been summarised in a table overleaf for reference but parties should review the agreement independently before submitting an offer.

Alongside the financial contributions listed, the S106 agreement requires 30% of the total number of dwellings to be provided as affordable housing. The tenure split of the affordable housing must be 65% Affordable Rented Housing and 35% Intermediate Housing.

S106 Contribution	Contribution Amount	Contribution Purpose
Education	Special Educational Needs (SEN) School is calculated via formula - (Number of Dwellings with more than one bedroom × 0.60 × 0.047 × £85,031.00) Secondary Education is calculated via formula as (no. of dwellings with more than 1 bed × 0.14 × £10,609)	To provide additional secondary and SEN education capacity required as a result of the development.
Primary Healthcare	£904 per dwelling	To provide additional capacity at Ashfields Primary Care Centre.
Active Travel	£345,000 (paid in 3 × £115,000 instalments)	To deliver walking & cycling infrastructure improvements identified in local transport and LCWIP plans.
Public Open Space (POS) Delivery	No financial obligation	To provide and maintain the Countryside Park, LEAP, LAP, Parkrun circuit, trim-trail stations and associated landscaping.
Indoor Sport Contribution	Calculated via formula: (Number of Dwellings × 1.61) = Increase in Population (Increase in Population × 0.427) = Increase in Active Population (Increase in Active Population ÷ 25) = Number of Fitness Stations (Number of Fitness Stations × £6,500) = Total Indoor Sport Contribution	To support increased demand on indoor sports facilities at Sandbach Leisure Centre.
Outdoor Sport Contribution	Calculated at £1,614.79 per family dwelling and £807.39 per apartment bedspace, capped at a maximum of £1,614.79 per unit	To support improvements to outdoor sports pitches and associated facilities.
Community Building Delivery	No financial obligation	To construct and transfer a fully completed community building for local community use.



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COMMUNITY BUILDING

The planning application incorporates the delivery of a Community Building. Discussions are ongoing with the Landowner for this building to be used primarily by Foden's Brass Band, as well as for certain other local community uses. It is envisaged that the land for the Community Building will be retained by the Landowner and therefore excluded from the sale.

The Buyer of the residential development land shall be required to construct the Community Building via a JCT contract or through an obligation of the sale agreement. It is presently envisaged that the Peter Foden Trust Fund will fund up to £960,000 towards the construction costs of the Community Building, albeit the exact figure may change but will be confirmed prior to the tender deadline. It is assumed that this sum will be sufficient to cover the total construction cost of the building.

RETAINED LAND

The sale of the subject site comprises approximately 40 acres of the Landowner's 58 acre title (CH621673). It is envisaged that future phases of the retained land may come forward for development at some point in the future. The Buyer will therefore be obligated to permit the Landowner the usual access rights across the subject site to ensure the Landowner may freely connect into roads, sewers, utilities and services.

DATA ROOM

A full suite of planning, legal and technical information about the site is available to interested parties through a secure data room. Access details should be requested from joanne.young@savills.com.

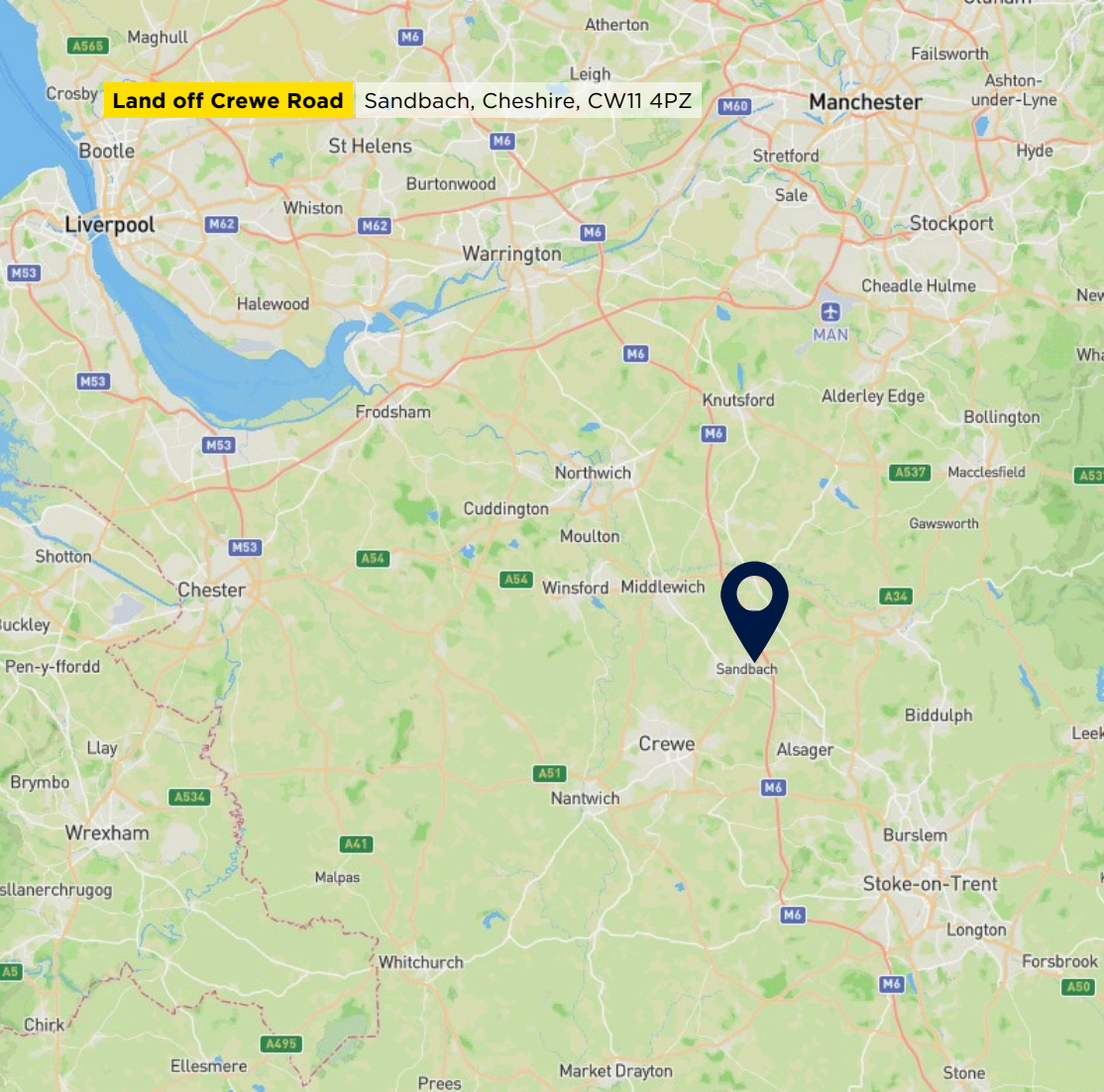
Savills will review all registration details of interested parties prior to providing access to the data room. A Sales Pack has been created by Wain Estates which is also available in the data room and provides further information on the planning, technical and legal background for the site.

METHOD OF SALE

The site's freehold title is to be sold by an informal tender process. An offer pro forma is included in the data room which must be completed and submitted as part of any bid. The pro forma will require bidders to confirm their gross and net offer(s), abnormal cost assumptions, conditions, payment terms and any other pertinent information. A scheme layout must be submitted by all bidding parties and accompanying offer letters/bid brochures are permitted.

The Landowner has a strong preference for unconditional of reserved matters offers. The tender deadline for the submission of offers will be confirmed in due course, and all interested parties will be notified accordingly. All offers must be submitted by email to the joint agents, Savills and DLDC Ltd. Contact details are detailed overleaf for both contacts.





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VIEWINGS

Viewings must be made via appointment with the joint agents. Please note that neither the Landowner nor the Promoter accepts any liability for parties entering the site for inspection purposes.

LEGAL COSTS

Each party is to be responsible for their own legal and surveyor costs in relation to the transaction.

COMPLIANCE CHECK

Please be advised that we are required by law to satisfactorily complete compliance checks on the purchasing entity to comply with anti-money laundering regulations.

VAT

Bidders are to assume that the sale price will be subject to VAT.

CONTACT

For further information please contact:

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