

# 46 - LAND EAST OF 14 DAISYBANK DRIVE SANDBACH CW11 4JR

<https://palaceauctions.com>

Daisybank Dr,  
Sandbach CW11  
4JR, UK



Presenting an Ideal Corner or extension plot adjacent to 14 Daisy Bank Drive and 15 Pine Grove Sandbach Palace Auctions - 12th August 2026 Auction Lot 24 | Reference: 65/090907 Guide Price: £30,000 Plus Local Authority: Cheshire East Council Site Area: Approximately 0.05 Acres (0.02 Hectares) Executive Summary Palace Auctions is delighted to offer for [...]

- amenity land, land
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- for sale by auction
- 202 m<sup>2</sup>



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## Category

**Apartments:** no

**Off market property:** no

**House:** no

**Investment property:** yes

**Commercial property:** no

**Other Real estate:** yes

**Value add opportunity:** yes

**Land:** yes

**Land with Development:** yes

**HMO investment:** no

**Hotels and apartment hotels:** no

**Mixed commercial and Resi:** no

**Below Market value:** yes

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## Description

**Refer to Terms & Conditions:** Array

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## Rooms

Array

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## Building Details

**Heating features:** Palace Auctions is delighted to offer for sale by public auction Lot 24: a rare and versatile freehold parcel of land situated east of 14 Daisybank Drive, Sandbach, CW11 4JR. This 0.05-acre (0.02-hectare) plot occupies a prominent corner position adjacent to both 14 Daisybank Drive and 15 Pine Grove. It is within a highly regarded residential neighbourhood. The land is ideally suited as a corner or extension plot, with potential for a range of uses including garden extension, amenity space, or possible future development. This is all subject to all necessary consents. The property is offered with a guide price of £30,000 plus. It falls under the jurisdiction of Cheshire East Council.

**Garage spaces:** 1

**Parking:** yes



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## Amenities & Features

**Amenities:**  
some

**Features:** Exceptional Value vs. Market Prime Cheshire East infill land typically commands £600 000–£900 000 per acre; this 0.05-acre plot offers rare affordability at a £30 000, High Local Demand Over 800 land lots sold in Cheshire in the past year., Planning Policy Support Cheshire East Council’s HOU 14 & HOU 15 and the Sandbach Neighborhood Plan actively support small-scale infill and corner plot development., Strategic Sandbach Location Sandbach is a key service centre in Cheshire East ensuring ongoing demand for residential land., Value Uplift for Neighbors Acquiring this plot as a garden extension can boost neighboring property values by 5–10% (£12 500–£25 000 on a £250 000 home).

