Palace Auctions London

LOT 78



FREEHOLD LAND · FOR SALE BY AUCTION · 28 OCTOBER 2026

Land east of 14 Daisybank Drive

Sandbach, Cheshire CW11 4JR

GUIDE PRICE	SITE	TENURE	LOCATION
£10,000	**c. 206 m²**	**Freehold**	**Sandbach**
Plus VAT on the hammer price	c. 2,220 sq ft · 0.05 acres	Vacant possession	Cheshire East

A wedge-shaped plot of mostly grassed land at the end of Daisybank Drive, beside No. 14, with open land and woodland beyond. There is no planning permission and no mains services are connected.

The land

A freehold plot of about **206 m² (0.05 acres)** to the east of No. 14 **Daisybank Drive, Sandbach**, offered at a guide price of **£10,000 plus VAT**.

The plot is wedge-shaped, about 27 m long and up to about 12 m wide, and narrows towards the end of Daisybank Drive. It is mostly grassed, with trees and hedging on the boundaries. No. 14 Daisybank Drive is to the south-west and the rear gardens of Pine Grove are to the south-east, with open land and woodland paths to the north and east. The land is registered under title number CH335620, is not in a conservation area and is sold with vacant possession.

Possible uses – subject to planning. The plot may suit a garden extension or ancillary use, or a single dwelling if consent can be obtained. There is **no planning permission** and no known recent applications. Buyers must make their own enquiries of Cheshire East Council, including about the trees.



Location – the land hatched green and edged red. Promap © Crown copyright. For identification only.



Aerial view – the land edged red, at the end of Daisybank Drive. Approximate.



The end of Daisybank Drive, with No. 14 in the centre.



Title plan CH335620 – the land edged red. © Crown copyright.

Key features

- Freehold plot of c. 206 m² (0.05 acres)
- Mostly grassed, with established boundaries
- At the end of Daisybank Drive, beside No. 14
- Open land and woodland beyond
- No planning permission; no mains services
- Sold with vacant possession

Summary

Tenure	Freehold – CH335620
Possession	Vacant possession on completion
Planning	None; not in a conservation area
Local authority	Cheshire East Council
Viewing	From the roadside, in daylight, at your own risk

Location

Sandbach is a market town in Cheshire East, close to junction 17 of the M6. Daisybank Drive is a residential road off Hawthorne Drive and Woodside Drive. The land is at the end of the road – what3words ///late.subsystem.solve.

Auction information and buyer's costs

Date and venue	Wednesday 28 October 2026 at 1.00 pm · The Mirror Room, Claridge's, Brook Street, Mayfair, London W1K 4HR
How to bid	In the room, online, by telephone or by proxy. Registration and anti-money laundering checks must be completed before bidding. Online bidders pay a £2,000 security deposit, refunded to unsuccessful bidders within 48 hours
Completion	As set out in the Special Conditions of Sale
Legal pack	Available to registered bidders, with the positioning plan. Buyers must read it and the Special Conditions of Sale before bidding

Buyer's costs

Item	Amount	When payable
Deposit	10% of the price (minimum £3,000)	On exchange at the auction
Buyer's premium	2% of the price (minimum £2,000) plus VAT	On exchange at the auction
Administration fee	£1,000 plus VAT	On exchange at the auction
Seller's legal costs and any searches	As set out in the Special Conditions	On completion
VAT on the price	VAT is chargeable on the hammer price	On completion
Stamp Duty Land Tax and your own legal costs	As applicable	On completion

Guide price and reserve

The guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is confidential and will not be more than 10% above a single-figure guide. Guide prices and reserves may change up to the day of the auction.

Important notice

These particulars are a general guide and do not form part of any contract. Descriptions and measurements are approximate and must be verified by buyers through the legal pack, inspection and their own enquiries. Measurements are scaled from the HM Land Registry title plan, which shows general boundaries only. Photographs and plans are for identification only. All sales are subject to the RICS Common Auction Conditions, the Palace Auctions General Conditions of Sale and the Special Conditions of Sale.

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