



# TRAFALGAR PROPERTIES

SITE CASE STUDY  
Congleton, Cheshire

## PLANNING DEVELOPMENT

This strategic site had the planning permission granted to develop 150 new dwellings on land west of Padgbury Lane, Congleton, Cheshire. It is a great achievement of Trafalgar Properties' UK-based sister company, The Northern Property Investments Ltd. We leverage this successful land site case study to engender the trust you need to invest in UK land with us.

The project also involved the completion of an Environmental Statement to accompany the application. In 2013, a planning application for the development was refused by the Cheshire East Council following significant opposition from local people. Over 250 residents have objected to the plans over fears of loss of countryside, increase in traffic, insufficient town's infrastructure and lack of educational facilities.

Trusting the development plan would bring greater benefits to the community, an appeal inquiry covered a range of evidence, including the shortfall in the housing supply in the Cheshire East area, identifying less than a 5-year supply of land available and the built demand of over 3,500 houses.

Such initiatives prove the competence shared by the team of land consultants and experienced developers Trafalgar Properties relates when comes to land planning. We invest wisely to achieve the maximum returns on the land we purchase, as shown by the above uplift in values of land with planning consent.

## TENURE & VALUATION

100% freehold land with also rights of way, water, light, drainage and other easements affecting the property.

Price Per sqm (GBP)	
Before	After
37	603

Prices Based on a 116 sqm plot (GBP)	
Before	After
4,329	70,000

- Price **increased by 16 folds**
- Selling house price after development from £304,000



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## LOCATION

Congleton is a town in the South Cheshire area about mid-way between Wilmslow and Stoke on Trent Cheshire, England. It is located on the banks of the River Dane; 21 miles south of Manchester. It is a pleasant self-contained town with residential values generally below those for a more northern section of Cheshire. It is connected by rail to Macclesfield and Stoke on Trent, with good road links to local towns and the motorway network via A34 and A500. The land site fronts Padgbury Lane approximately 1 mile to the west of the centre of Congleton and on the edge of open countryside, with the area to the east being developed during the 1970's and 1980's.



<http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=4216/13C>