

Nantwich - 10 Swine Market, Cheshire East CW5 5LN  
Freehold Vacant Retail with Residential Development Opportunity  
Planning approved for conversion of vacant retail (E) to create 20 self-contained residential apartments (C3)



**BLUE ALPINE**

PROPERTY CONSULTANTS



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## Freehold Vacant Retail with Residential Development Opportunity

Planning approved for conversion of vacant retail (E) to create 20 self-contained residential apartments (C3)



### Investment Consideration:

- Purchase Price: £595,000
- Vacant possession
- VAT is applicable to this property
- GDV of approved scheme £2.2m (excluding airspace)
- Comprises large commercial premises arranged over ground and first floor
- Ground floor retail premises fronting Swine Street has been sold-off on long leasehold
- Planning approved in November 2025 for change of use of rear ground and entire first floor (E) to create 20 x residential apartments (C3)
- Approved Residential GIA: 957.5 sq m (10,306 sq ft)
- Additional development potential to extend above, subject to obtaining the necessary consents
- Situated in the heart of the town centre with occupiers close by include Subway, Age UK, Superdrug, Home Bargains, Hays Travel and Boots Pharmacy and Card Factory, amongst many more.



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### Property Description:

Comprises large commercial premises arranged over ground and first floor. The property includes basement ancillary, as well as loading facilities at rear with a 220 space public car park, being the principle town centre parking amenity for Nantwich. The property includes triple-fronted ground floor retail premises fronting Swine Street which has been sold-off on long leasehold.

Rear Ground Floor: 455 sq m (4,898 sq ft)

Open plan retail, storage

First Floor: 725.2 sq m (7,806 sq ft)

Open plan ancillary

Second Floor: 22.5 sq m (242 sq ft)

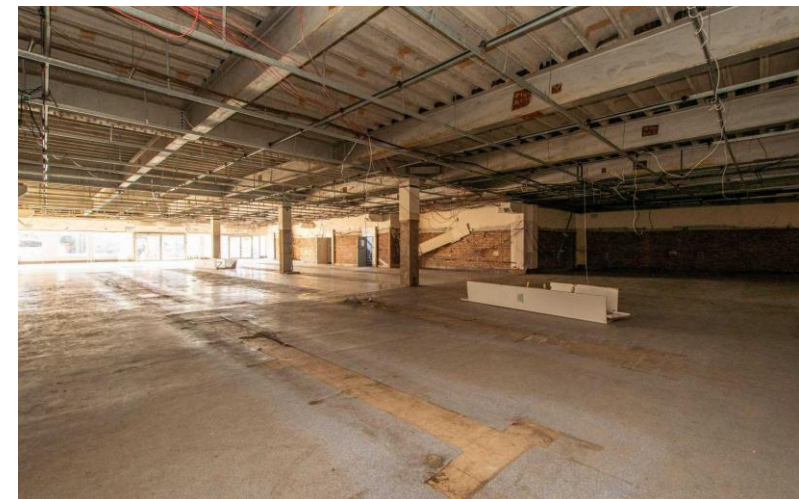
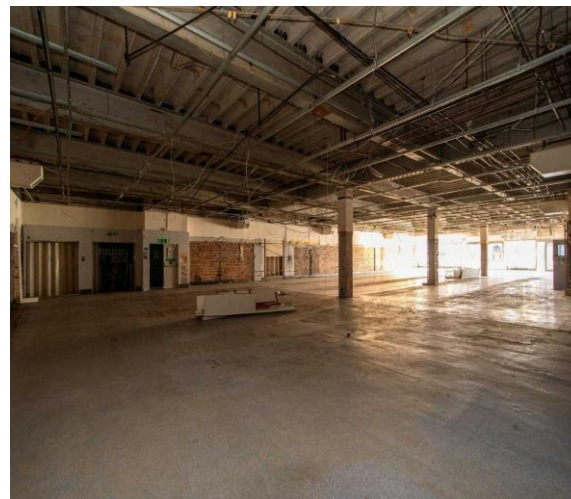
Plant room

Basement: 37.8 sq m (407 sq ft)

Ancillary, storage

Ground Floor Front Retail: Sold-off

**Total Available GIA: 1,240.5 sq m (13,353 sq ft)**



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### Tenancy:

The rear ground floor and entire first floor are at present vacant, with residential development opportunity.

Retail premises at ground floor front has been sold-off on long leasehold for a term of 999 years from 2025.



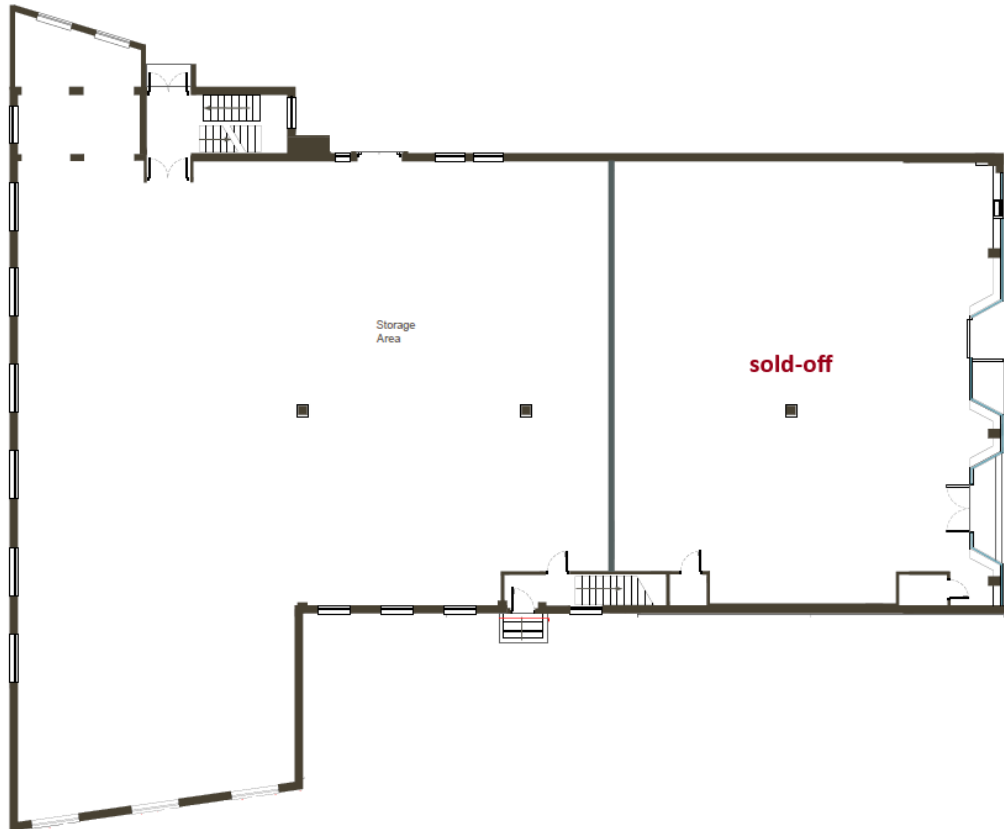
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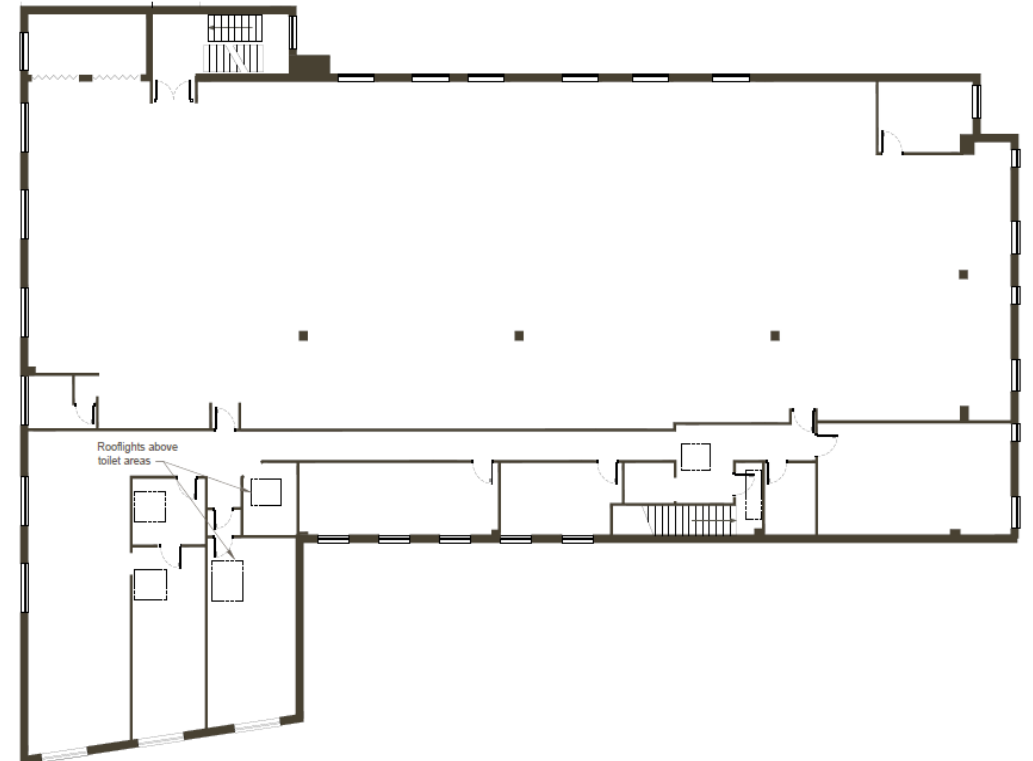
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Existing Ground Floor



Existing First Floor



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### Development Opportunity:

Planning approved in November 2025 for change of use of part of the ground and the entire first floor (Class E) to create 20 x residential apartments (C3) comprising 9 x 1-bed (1 person), 7 x 1-bed (2 person) and 4 x 2-bed (3 person) apartments. The proposed building would provide the following accommodation and dimensions:

**Rear Ground Floor: 364.3 sq m (3,921 sq ft)**

1 x 1-Bed (1P), 4 X 1-Bed (2P), 2 x 2-Bed (3P)

**First Floor: 593.2 sq m (6,385 sq ft)**

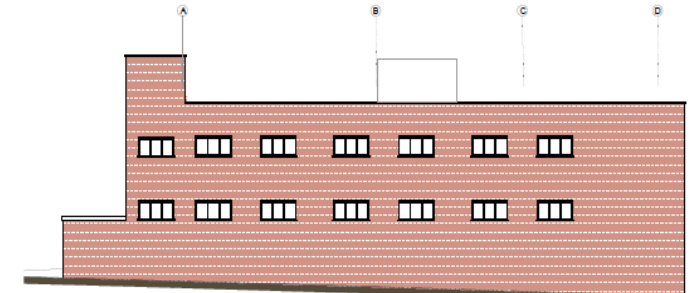
8 x 1-Bed (1P), 3 x 1-Bed (2P), 2 x 2-Bed (3P)

**Total Approved Residential GIA: 957.5 sq m (10,306 sq ft)**

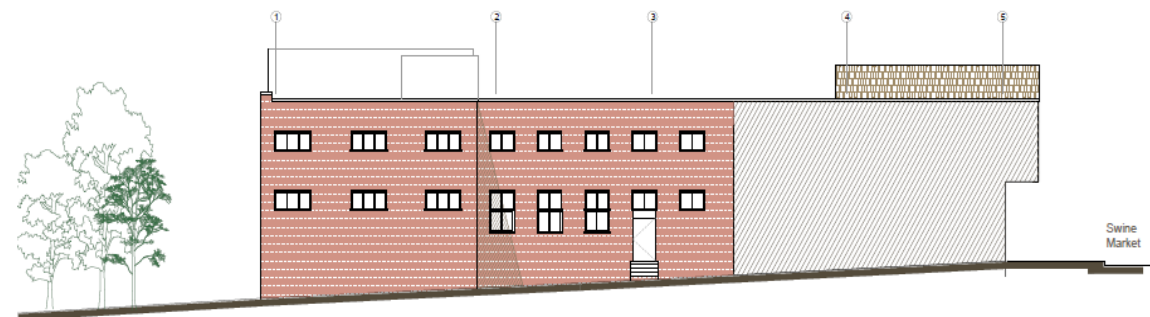
*For more information, please refer to Cheshire East planning portal: [www.cheshireeast.gov.uk/planning](http://www.cheshireeast.gov.uk/planning)  
Planning reference: 25/3856/PRIOR-3MA*



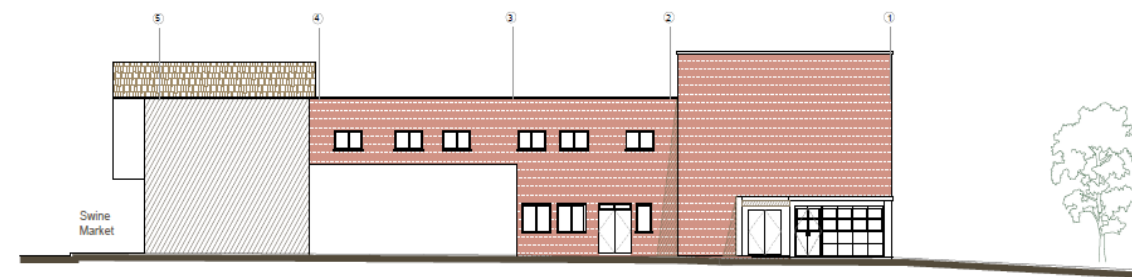
1. Front Elevation ( East )



2. Rear Elevation ( West )



3. Left Elevation ( South )



4. Right Elevation ( North )

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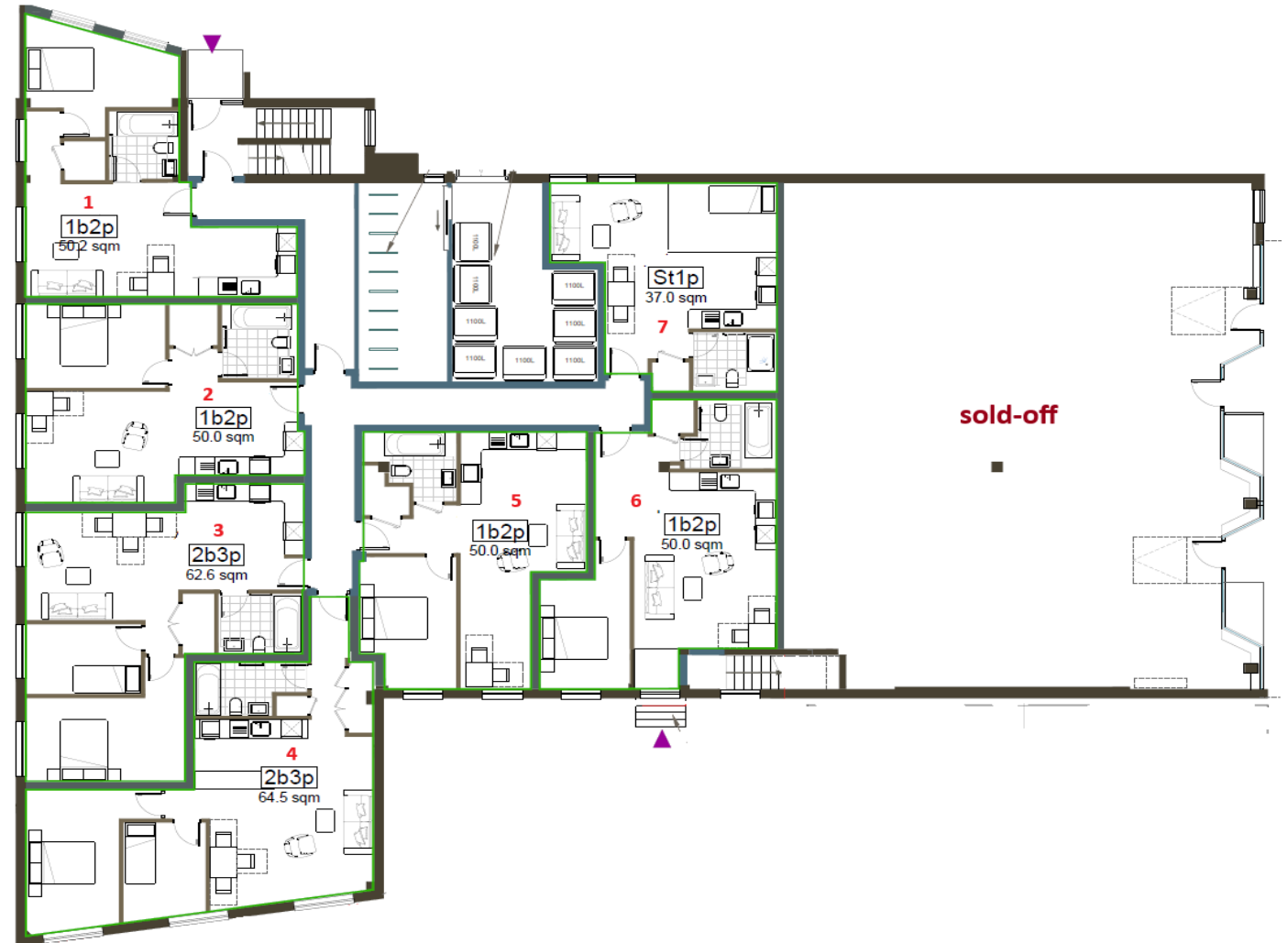
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### Approved Ground Floor

PROPERTY	BEDROOMS	SQ M	SQ FT
Apartment 1	1B 2P	50.2	540
Apartment 2	1B 2P	50.0	538
Apartment 3	2B 3P	62.6	674
Apartment 4	2B 3P	64.5	694
Apartment 5	1B 2P	50.0	538
Apartment 6	1B 2P	50.0	538
Apartment 7	1B 1P	37.0	399
<b>Total</b>	<b>9B 15P</b>	<b>364.3 sq m</b>	<b>3,921 sq ft</b>



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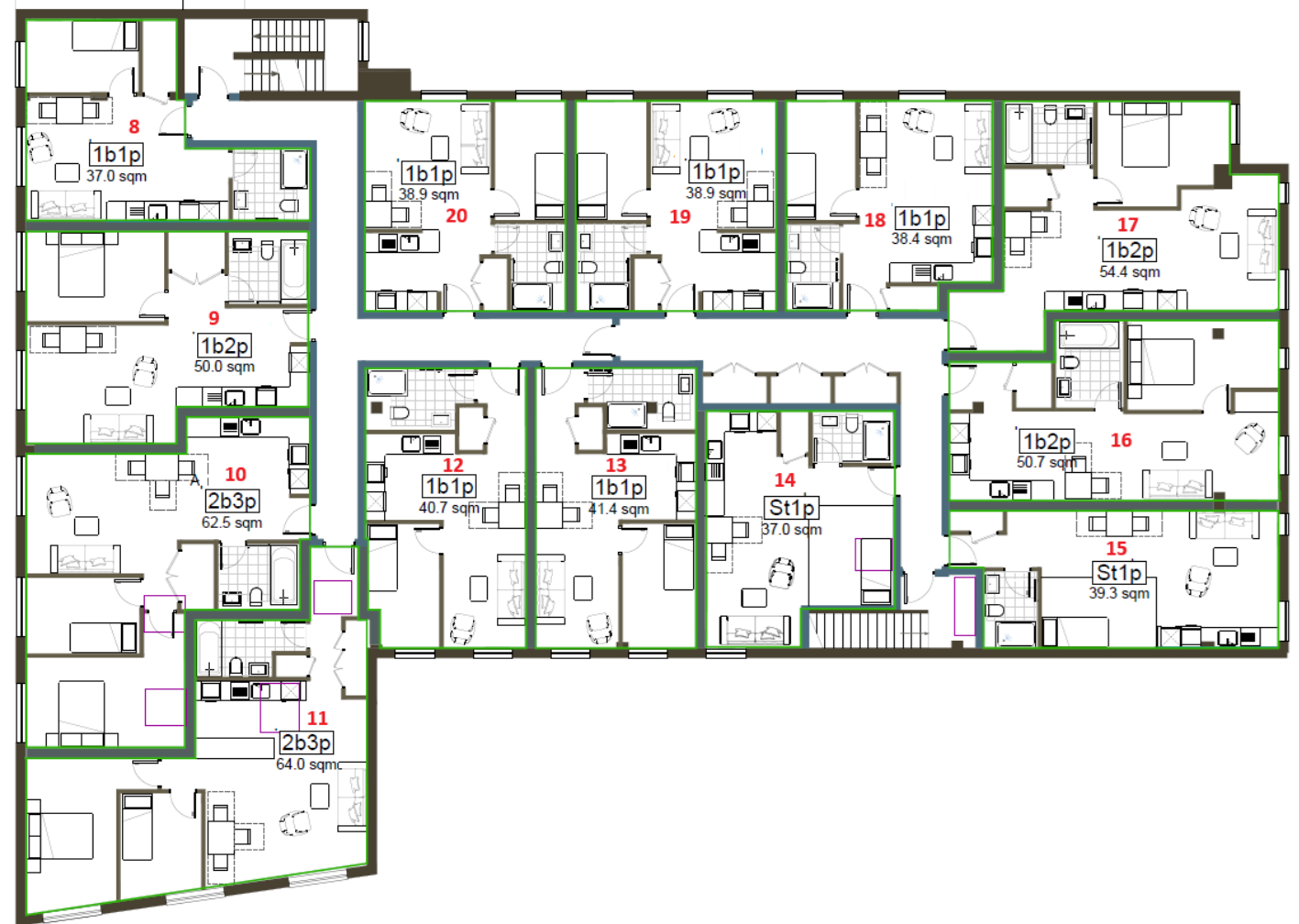
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### Approved First Floor

PROPERTY	BEDROOMS	SQ M	SQ FT
Apartment 8	1B 1P	37.0	398
Apartment 9	1B 2P	50.0	538
Apartment 10	2B 3P	62.5	673
Apartment 11	2B 3P	64.0	689
Apartment 12	1B 1P	40.7	438
Apartment 13	1B 1P	41.4	446
Apartment 14	1B 1P	37.0	398
Apartment 15	1B 1P	39.3	423
Apartment 16	1B 2P	50.7	545
Apartment 17	1B 2P	54.4	586
Apartment 18	1B 1P	38.4	413
Apartment 19	1B 1P	38.9	419
Apartment 20	1B 1P	38.9	419
<b>Total</b>	<b>15B 20P</b>	<b>593.2 sq m</b>	<b>6,385 sq ft</b>



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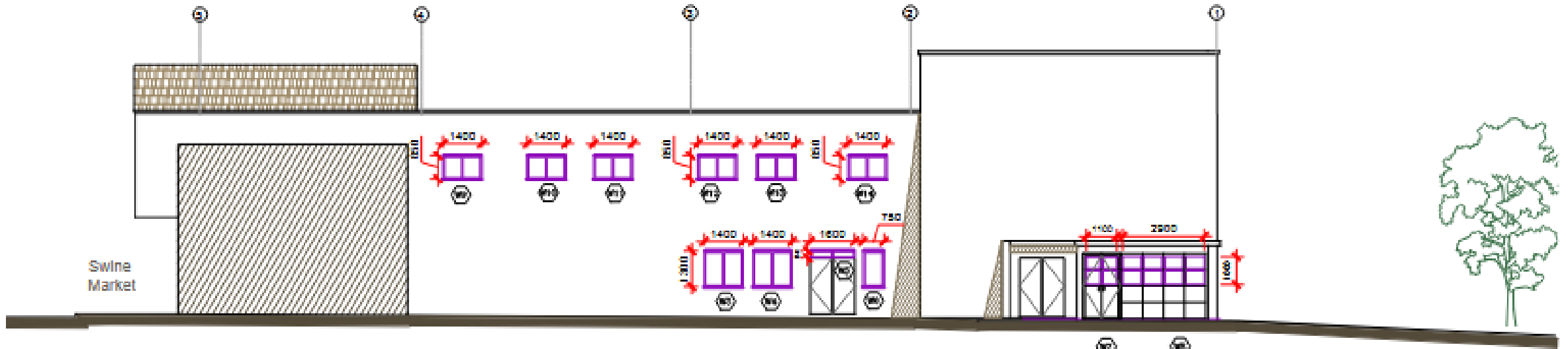
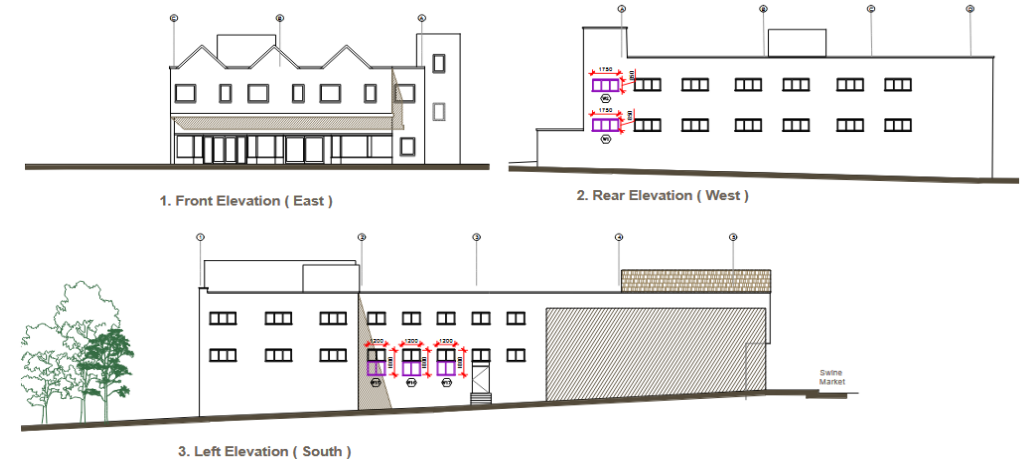
### Development Opportunity:

Planning approved in May 2025 for window alterations to the right elevation (south), the rear elevation (west) and the left elevation (south) of the property.

For more information, please refer to Cheshire East planning portal:

[www.cheshireeast.gov.uk/planning](http://www.cheshireeast.gov.uk/planning)

Planning reference: 25/0913/FUL

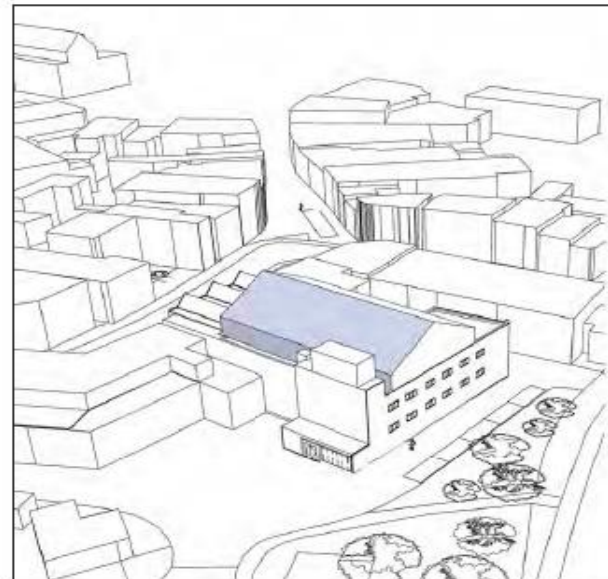
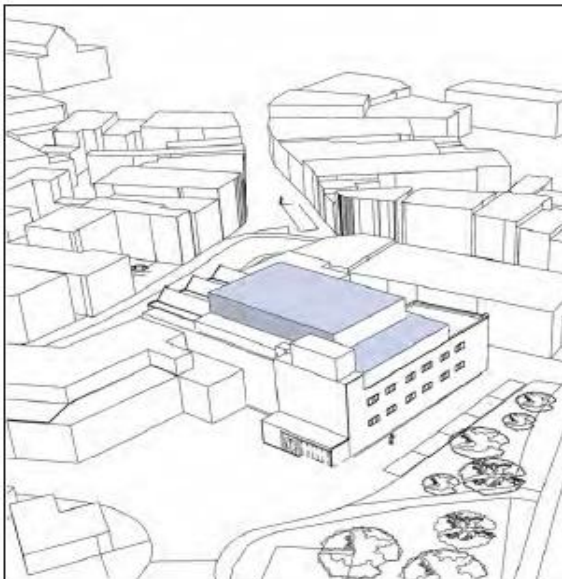




### Additional Development Potential:

The property benefits from potential for upward development, with initial structural assessment indicating scope for additional floors, subject to detailed design, and the usual planning and building control approvals.

With no 5-year housing land supply confirmed in the local authorities's April 2025 Housing Monitoring Update, the tilted balance applies - making this a prime opportunity for further residential development.



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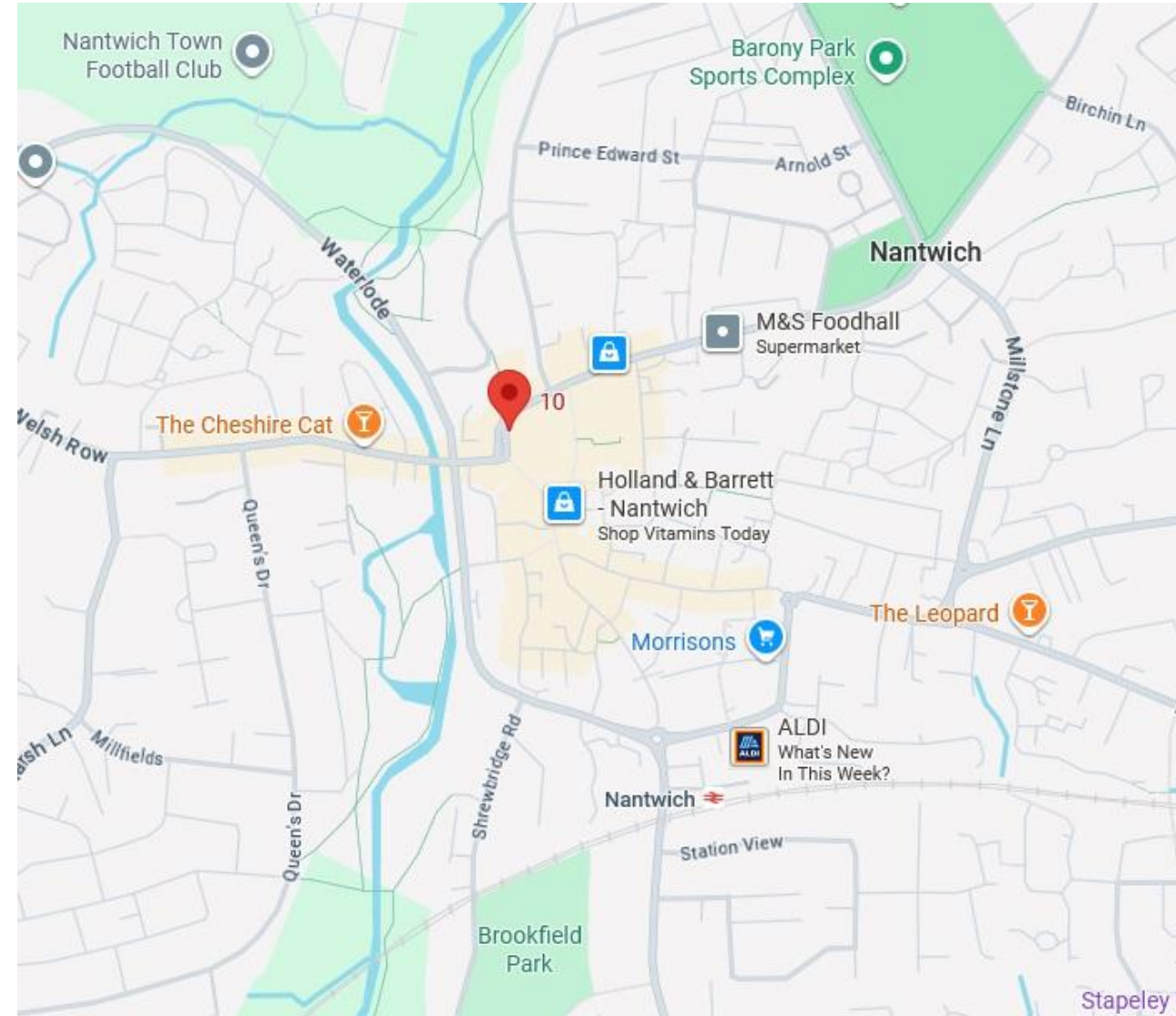
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### Location:

Nantwich is a popular and prosperous small town 20 miles south-east of Chester and 5 miles west of Crewe. The town enjoys excellent communications, being within 9 miles of the M6 Motorway (Junction 16) and having regular rail services both at Nantwich and Crewe Rail Station. The property is well located in the heart of the town centre with occupiers close by include Subway, Age UK, Superdrug, Home Bargains, Hays Travel, Boots Pharmacy and more.



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## Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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