



Bid Deadline – 17th July 2026

FOR SALE - Residential Development Site

Freehold Residential Redevelopment Opportunity On Behalf Of Cheshire East Council

Former Vernon Infant School, Poynton, SK12 1NW



Sanderson
Weatherall

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Summary

- An excellent opportunity to acquire a prime town centre residential redevelopment site (subject to planning) in the highly desirable area of Poynton
- Extending to approximately 1.48 acres (0.60 hectares), the site currently comprises a single storey brick built former school building extending to approximately 12,814 sq ft.
- Strategically positioned within the heart of the town, the property benefits from immediate access to a wide range of local amenities and strong transport connectivity
- The surrounding established residential context makes the site particularly well suited to a high-quality residential scheme, subject to the necessary consents.

Location

The site enjoys a prime position in the heart of Poynton, one of South Manchester's most desirable and well-connected residential towns.

A key highlight is its immediate proximity to local amenities, being situated less than 100 metres from Park Lane, Poynton's high street. Here, a mix of supermarkets, shops, cafés, and everyday services are all within a short walk, creating a highly convenient and attractive setting.

Macclesfield lies approximately 5 miles to the south, while Manchester is just 12 miles to the north. Poynton benefits from a range of public transport options.

The surrounding neighbourhood comprises a mix of housing, including detached and semi-detached homes to bungalows and retirement living, further reinforcing the site's suitability for a residential development.



Description

Extending to approximately 1.48 acres (0.60 hectares), the site comprises a broadly rectangular and level parcel of land, offering a highly workable site for redevelopment.

Previously occupied by Vernon Infant School, the site is now vacant and includes a former school building with grassed areas, trees, and hardstanding. The existing single-storey structure, dating from the 1930s, provides approximately 12,814 sq ft. We understand the building has been vacant since 2007.

The site presents a compelling opportunity to deliver a high-quality residential type scheme (subject to planning permission). The site is particularly well suited to a range of uses, including private housing or specialist accommodation such as extra care, subject to the necessary planning consents.

Site Area

The site extends to c. 0.60 hectares (1.48 acres).



Planning

The site is allocated for high quality residential development s with a particular suitability for retirement homes under policy PYT 4 with the Site Allocations and Development Policies Document (adopted December 2022).

Please note that this allocation includes the playing fields to the west of the site boundary which are not included within this sale.

Tenure

The property comprises Freehold Land Registry Title CH543907.

Disposal Process

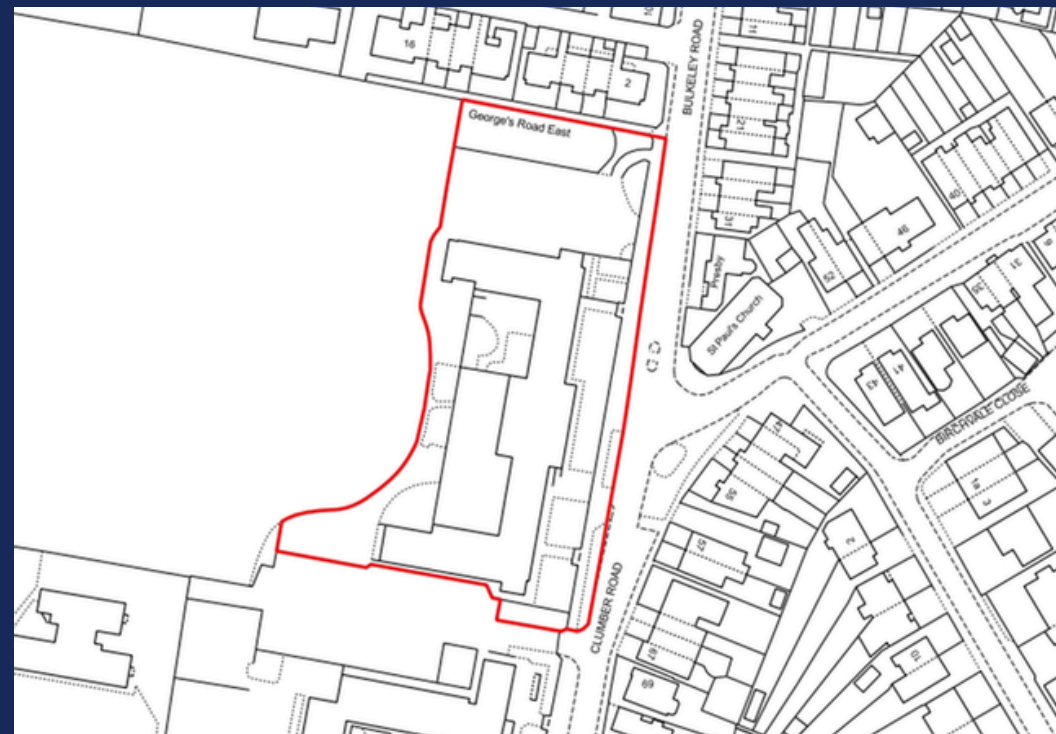
Interested parties must submit their offers in writing to Sanderson Weatherall. As a minimum the Vendor requires: identity of purchaser, offer level, detailed layout plans, confirmation of funding and estimated timescales to completion. The Vendor reserves the right not to accept the highest, or any offer received.

The Vendor will determine, which if any offers are taken further. The Vendor will require any successful offeror to provide evidence of financial positions for the redevelopment of the building along with likely acceptability of the proposal by the planning authority.

Bidding

Unconditional and conditional offers are invited for the entirety of the freehold interest. The Vendor is prepared to consider offers that are subject to reasonable conditions.

Bids are invited by **12:00 midday Friday 17th July 2026.**



Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT & Legal Costs

VAT will be payable at the prevailing rate (if applicable).

Vendors Costs

The purchaser is to contribute towards the Vendors costs for a sum equal to 3% of the price offered, subject to a minimum of £4,500 plus VAT. This is payable on completion in addition to the agreed purchase price.

Further Information

Further details, including a Planning Development Brief, are available via the Data Room. Bidders are expected to have reviewed all the information in the Data Room prior to submitting the bid. Please contact the Sole Agents for access to the Data Room.





Viewings

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May 2026



**Sanderson
Weatherall**