



## Frodsham Branch

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### Residential Building Plot, Adjoining 25 Howey Lane, Frodsham



**Offers in Region of £250,000**

**Ref: 808539**

- **Rare Building Plot Opportunity**
- **Planning Approved for Detached House**
- **Planning Reference 19/02538/FUL**
- **Prime Position within Much Sought After Area**
- **Mature, Well Wooded Setting**

**An individual building plot in a prime residential location, adjacent to Frodsham Hill. Full planning permission was approved on 24 July 2020 for a stylish new detached two storey dwelling with an elevated rear garden. Copies of the approved plans are available from the agents or online at the CWAC planning portal using planning reference 19/02538/FUL.**

The plot is approximately 29m x 12m and the planning permission obtained provides for a detached property with accommodation extending to approximately 158m<sup>2</sup>. The approved design is for a two storey dwelling built to a traditional design, to blend in with the other character detached homes in the vicinity. The proposed accommodation layout will include an entrance hall, cloakroom, lounge, open plan kitchen/dining room and utility room. The first floor design includes three double bedrooms, a study and two bathrooms. There is an integral garage and a raised garden to the rear nestling into the mature woodland surroundings.

#### **LOCATION**

The plot occupies an enviable position within one of the most sought after areas in Frodsham. There is an interesting mixture of individual character homes, set on the lower slopes of Frodsham Hill yet within a few minutes walk of the town centre. There are excellent shopping, recreational and leisure facilities in Frodsham plus schools for children of all age groups. The road, rail and motorway networks allow access to many parts of the North West.

#### **Conditions of Sale**

The plot is being sold subject to the conditions contained within planning approval dated 24 July 2020. The

