



**Land off Blackberry Close**  
Edleston, Nantwich, Cheshire, CW5 5GY

**Rostons**  **VILLAGE & COUNTRY HOMES**  
01829 773000 | [www.rostons.co.uk](http://www.rostons.co.uk)

# Land off Blackberry Close

Edleston, Nantwich, Cheshire, CW5 5GY

## Offers over - £250,000

As Selling Agents, we are delighted to offer this exciting opportunity to acquire a plot of land approximately 0.24 acres with planning permission for two pairs of semi-detached houses plus a detached house and garage.

Full planning permission has been granted for the two designs of properties with the semi-detached houses comprising lounge/dining room, breakfast kitchen, ground floor W.C. two good sized first floor bedrooms and a bathroom. There is a provision for off road parking and a generous sized rear garden.

The detached property comprises entrance hall, ground floor W.C. lounge, large open plan dining kitchen, utility room, study and ground floor W.C. To the first floor there is a large landing area, 4 bedrooms with the master bedroom affording an en-suite plus family bathroom. Again, there is provision for off road parking, single garage and rear garden. The site is available as one whole. The development is on a quiet cul-de-sac position.

### LOCATION

The site is located in the popular residential area of Edleston and sits within easy reach of local shopping facilities, amenities and schooling, plus benefits from excellent road connections to all major commercial centres of the north west via the M56 motorway.

### VIEWINGS

We ask that all viewings of the development site are made via private appointment with the selling agent, by calling the office on 01829 773000 or emailing [rodwaldron@roستons.co.uk](mailto:rodwaldron@roستons.co.uk)



FRONT ELEVATION



REAR ELEVATION

Detached Elevations



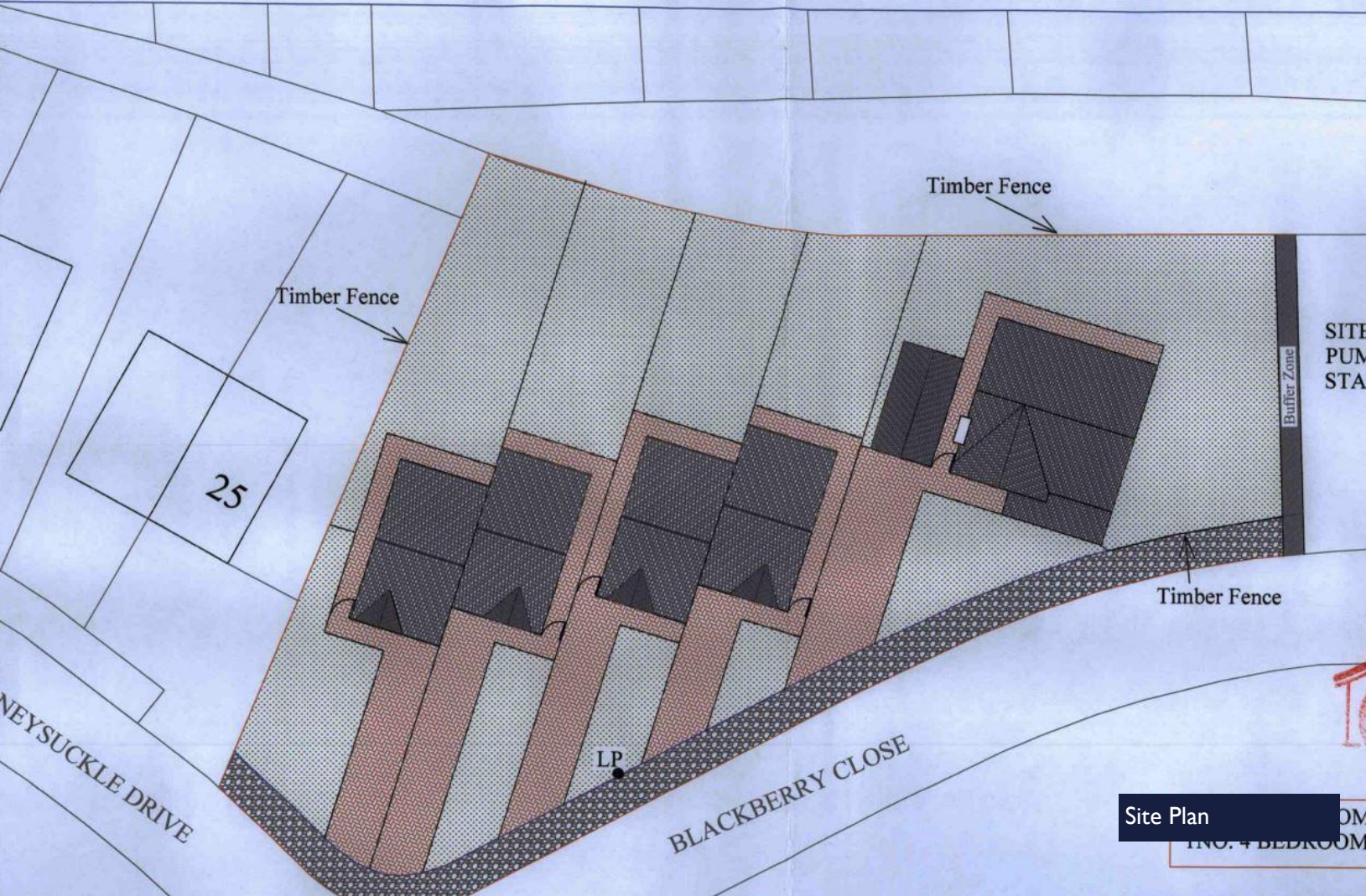
FRONT ELEVATION



REAR ELEVATION

Semi detached Elevations





## ACCESS

The site is accessed via Blackberry Close.

## PLANNING

The property benefits from full planning permission for the development of two pairs of semi-detached houses and a detached house, granted under the reference 20/0846N.

The application can be viewed on Cheshire East website at the following address: <https://bit.ly/3vF53LR>

## TITLE & TENURE

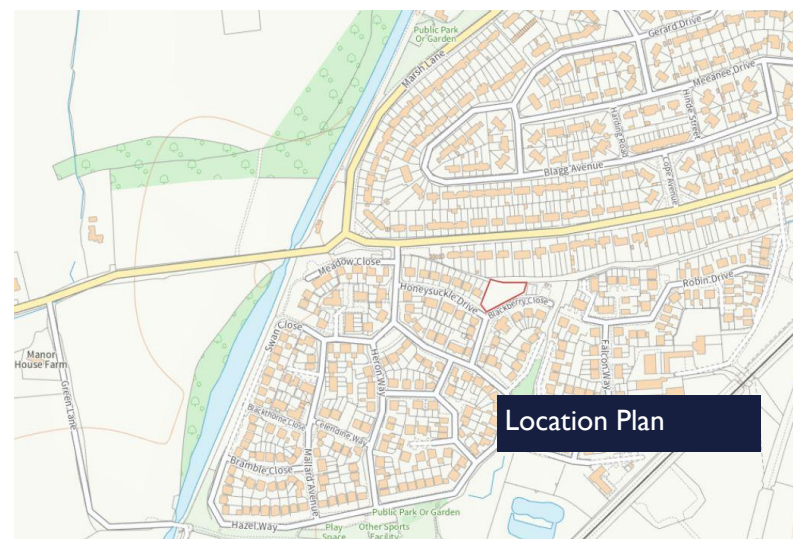
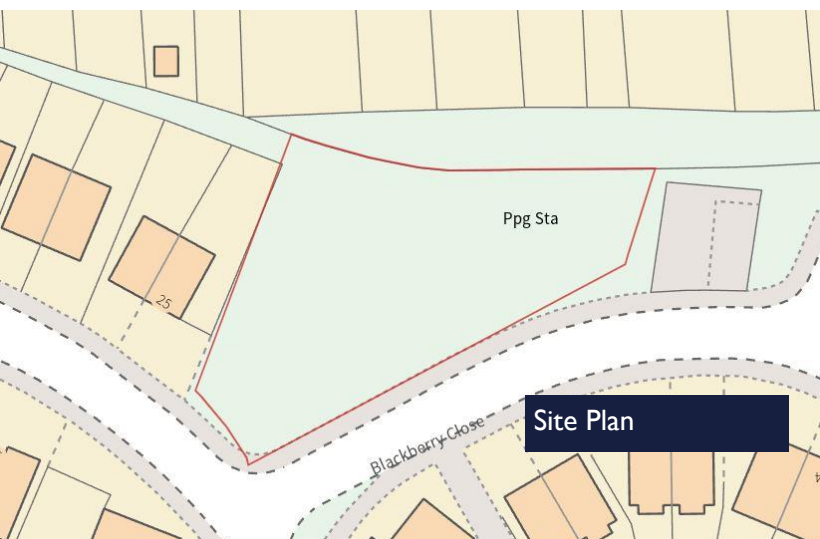
The site is sold freehold with vacant possession upon completion.

## SERVICES

TBC

## TOWN AND COUNTRY PLANNING ACT

The property not withstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.





## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

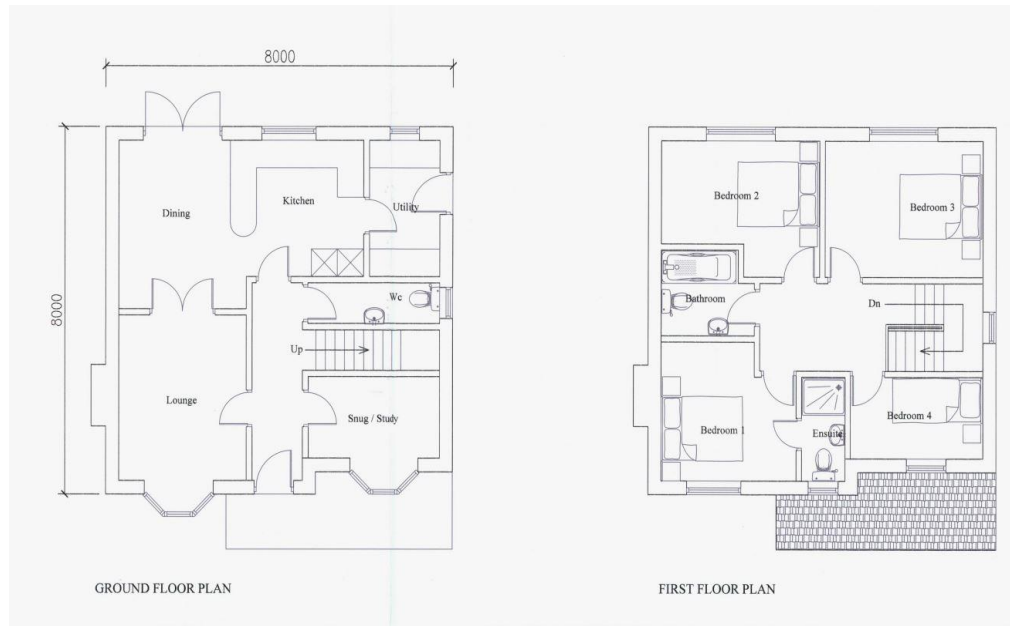
## MONEY LAUNDERING

Rostons Ltd must comply with Anti Money Laundering Legislation. As part of the requirements, Rostons must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

## DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the

property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



Detached Elevations



Semi detached Elevations



Rostons, West View House, Whitchurch Road, Hatton Heath, Chester CH3 9AU  
Tel: 01829 773000 | Email: [residential@rostons.co.uk](mailto:residential@rostons.co.uk)  
[www.rostons.co.uk](http://www.rostons.co.uk)

**Rostons**  **VILLAGE & COUNTRY HOMES**  
01829 773000 | [www.rostons.co.uk](http://www.rostons.co.uk)